PROJECT INFORMATION

TYPE OF CONSTRUCTION:

TYPE IB (EXISTING NON-SPRINKLED BUILDING)
TYPE IB (NEW SPRINKLERED AREA)
TYPE IB (NEW NON-SPRINKLERED AREA)

OCCUPANCY CLASSIFICATION:

EXISTING:
GROUP R-2 FOR DWELLING UNITS
GROUP S-2 FOR PARKING GARAGE
GROUP A-3 FOR EXERCISE AND SPA ROOMS
GROUP S-1 FOR STORAGE ENTRY

NEW:
GROUP S-2 PORTE-COCHERE
GROUP R-2 SKI ENTRY*

* ASSEMBLY AREA ACCESSORY TO THE DWELLING UNITS PER SECTION 303.1.2(2)

ALLOWABLE FLOOR AREA/ NEW TOTAL FLOOR AREA:

ALLOWABLE IS UNLIMITED
EXISTING FLOOR AREA IS 118,500 SF+/-

	RENOVATION	ADDITION	TOTAL
PORTE-COCHERE		1,995 SF	1,995 SF
SKI ENTRY	117 SF	318 SF	435 SF
TRASH ENCLOSURE	191 SF		191 SF
TOTAL	308 SF	2,313 SF	2,621 SF

GENERAL NOTES:

1. PORTE-COCHERE: ROOF ASSEMBLY BEING ADDED, BUT THE SPACE IS TO REMAIN EXTERIOR SPACE.
2. SKI ENTRY: EXTERIOR SPACE IS BEING ENCLOSED W/ A WALL & ROOF ASSEMBLY. INTERIOR SPACE IS BEING RECONFIGURED IN CONJUNCTION WITH THE ENCLOSED EXTERIOR SPACE TO CREATE A SINGLE ENCLOSED SPACE.
3. TRASH ENCLOSURE: ROOF ASSEMBLY BEING ADDED OVER THE EXISTING TRASH ENCLOSURE WHICH WILL REMAIN AN EXTERIOR SPACE.

APPLICABLE CODES:

2015 I.B.C., 2015 I.E.B.C., 2017 N.E.C., 2006 I.C.C.E.C., 2015 I.M.C., 2015 I.P.C., 2015 I.F.G.C., 2015 I.F.C., STEAMBOAT SPRINGS FIRE SERVICES CODE AMENDMENTS, ROUTT COUNTY BUILDING CODE AMENDMENTS AND ANY OTHER APPLICABLE CODES, REGULATIONS OR RULES

ZONING DISTRICT:

RR-2, RESORT RESIDENTIAL TWO MEDIUM DENSITY

GEOTECH INVESTIGATION:

NORTHWEST COLORADO CONSULTANTS, INC., DATED APRIL 28, 2009 PROJECT NUMBER: 07-7808 AND GEOTECH REPORT BY NORTHWEST COLORADO CONSULTANTS, INC., DATED JANUARY 9, 2008, PROJECT NUMBER 07-7808 ALSO.

PERMIT AND BID SET FOR:

BEAR CLAW II BUILDING REMODEL

LEGAL DESCRIPTION:

BEAR CLAW II CONDOMINIUMS

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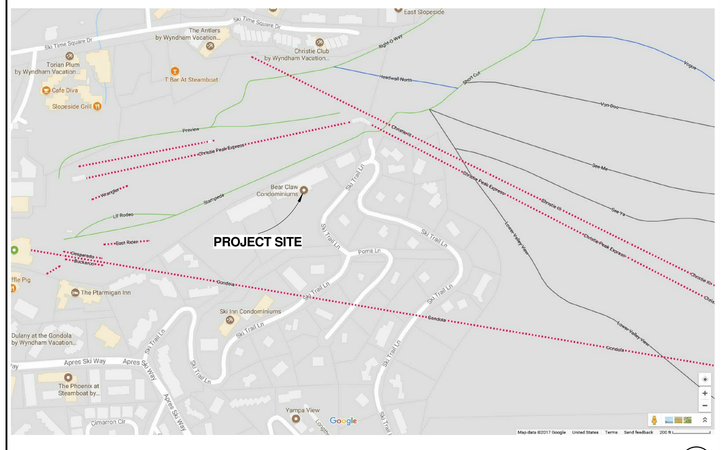
WORK SCOPE NARRATIVE

1. Replacement of the existing Pella exterior windows and exterior glazed doors with new windows, glazed doors, related flashing's, sealants, and waterproof membranes.
2. Replacement of the interior window and patio door jambs, trim and casing to match the existing unit trim in a slightly larger size to minimize interior wall work. Provide new foam sealants around all of the new windows and patio doors.
3. Replacement of the existing wood deck boards at each exterior deck with non-combustible aluminum decking, remove & replace the existing exterior deck railing. Specific decks are being extended in front of the chimney stacks.
4. Disable all existing Jen-Air appliances adjacent to the interior fireplaces and remove the exterior exhaust vents. Patch & infill any exterior holes created by the Jen-air exhaust vents.
5. Replacement of the existing wood exterior wall siding, wood shingles and trim with a new non-combustible exterior veneer.
6. Add R-6.6 or R-12.6 insulated sheathing over the existing exterior wall sheathing and under the new exterior veneer where existing conditions allow for it.
7. Remove the existing chimney metal plate / cap (including the supports). Fabricate and attach new metal caps to each chimney as described within Detail 20/A525. See Section 01 21 00 Allowances for an additional allowance related to the chimneys.
8. Northeast & northwest entries – Remove existing exterior doors, interior doors and adjacent sidelights to be replaced by resized units
9. Southeast entry – Remove existing door & window assemblies and replace with new window & door assemblies.
10. Southwest entry - Remove existing exterior door & window assemblies and the interior door assembly (between the garage and stair tower lobby [STL]). Remove the door assembly between the stair tower and the STL. Remove the south and east wall and door assembly to the "Hotsie" room. Replace the door between the garage and STL with a re-configured assembly, replace the exterior door with a re-configured assembly. Rebuild a new solid rated wall to block of the "Hotsie" room from the STL and add a new exterior door to the "Hotsie" room. Raise a portion of the lower level stair tower landing flush with the lowest tread, extend the raised floor within the STL north of the door between the stair tower and the STL, ramp down from the raised floor in the STL to the lower level within the STL, re-install the door assembly between the stair tower and the STL with a sill flush with the raised portion of the STL (i.e. raise the door opening header) & relocate the existing wall mounted mechanical unit.
11. Main south entry – Remove the exterior and interior door assemblies along with the adjacent windows. Replace the openings with automatic sliding door assemblies.
12. Main north entry - Remove the existing roof over the north entrance & remove the north entrance exterior wall including the doors and sidelights. Add a new flat roof over the entry alcove and a new exterior wall with an automatic sliding door assembly aligned near the exterior building face, add a new interior wall with an automatic sliding door assembly near the interior corridor creating an airlock.
13. Adding a porte-cochere over the south entry drive utilizing the three existing column bases south of the entry drive.
14. Adding a non-combustible roof over the existing trash enclosure area.
15. A portion of the existing low roof adjacent to trash enclosure to be modified due to frequent damage from trash trucks.
16. Adding exterior signage over the north and south entrances.
17. Replacing all exterior lights with LED fixtures, adding an exterior wall mounted light within the trash enclosure, adding lights within the underside of the new porte-cochere and on the three outermost porte-cochere columns, adding lights and power as required within the enclosed ski entry area, adding signage lights.
18. Snowmelt system to be added under the existing entry drive pavers. Gas snowmelt boiler to be added to accommodate the added snowmelt area.
19. All existing soffits & downspouts to be replaced. Gutters are to remain.
20. Thermal insulation (spray-applied) added to the underside of the garage ceiling near the garage doors.
21. -
22. Pull mulch away from finished siding, maintain positive slope away from building.
23. Repair the northeast entry sidewalk with an elastomeric topping.

ADD ALTERNATE:

A. Extend the garage insulated ceiling as described within Detail 5/A102 Garage Level - Remodel (SW Entry) & Detail 14/A524 Garage Ceiling Insulation Detail to be extended throughout the entire Garage Level ceiling within the garage. This does not apply to the Second Level Garage area.
B. In place of applying the elastomeric coating to the exterior sidewalk at the north east corner of the building, remove & replace the existing sidewalk with new concrete and the addition of an electric snowmelt system. The power used for the current electric snowmelt system within the trash enclosure slab shall be disconnected and rerouted to the new concrete sidewalk at the northeast corner of the building. Power supply & requirements to be coordinated with the electrical engineer & contractor. The removal and replacement of the concrete sidewalk shall not include the portion of the slab that is over the enclosed garage below (see Sheets A112 & A113 for a general reference to the extent of the enclosed garage below). Minimum R-5 rigid insulation to be added to the underside of the portion of the concrete slab that includes the electric snowmelt system.
C. In place of applying the elastomeric coating to the exterior sidewalk at the north east corner of the building, repair existing concrete sidewalk using Fusion-Crete (http://www.fusion-crete.us/).

VICINITY MAP



NOT TO SCALE

PROJECT TEAM

OWNER:
BEAR CLAW II CONDOMINIUM ASSOCIATION
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO 80487
PHONE: 970 879-6100
CONTACT:BOB MATTEO
B.MATTEO@BEAR-CLAW.COM

ARCHITECTURAL DESIGN:
ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, CO 80302
PHONE: 303-442-5458
FAX: 303-442-4745
ARCHITECT: ERIC SMITH
EMAIL: ERIC@ESAPC.COM

STRUCTURAL DESIGN:
ANTHEM STRUCTURAL ENGINEERING, LLC
5171 ELDORADO SPRINGS DR., SUITE M
BOULDER, CO 80303
PHONE: 303-848-8497
STRUCTURAL ENGINEER: ERIC SCHULTZ
ESHULTZ@ANTHEMSTRUCTURAL.COM

MECHANICAL DESIGN:
-

ELECTRICAL DESIGN:
WILDER ENGINEERING, LLC
1170 BLUE SAGE DRIVE
STEAMBOAT SPRINGS, CO 80487
PHONE: 970-819-7848
ELECTRICAL ENGINEER: ANDREW WILDER
ANDY@WILDER-ENG.COM

GEOTECHNICAL:
NORTHWEST COLORADO CONSULTANTS, INC. NWCC
2580 COPPER RIDGE DRIVE
STEAMBOAT SPRINGS, COLORADO 80487
PHONE: 970-879-7888
FAX: 970-879-7891
SOILS ENGINEER: HAL SCHLICHT
HSCHLICHT@NWCCUSA.COM

GENERAL CONTRACTOR:
--

DATE: 2019-03-29 PERMIT REVIEW

RCRBD
Record Set

NOTICE: DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. Failure to comply by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arriving out of such changes.

All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.

Eric Smith Associates, P.C.

No.	Description	Date
1	ADDENDUM 01	2018-11-30
2	Plan Review Comments	2019-04-26

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	ESA
Checked By:	ESA

Project Phase
PERMIT REVIEW

Sheet Title
COVER SHEET

Sheet Number
A000

4/30/2019 12:20:31 PM 17022 BEAR CLAW II SET_R16

JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt

GENERAL NOTES (EXISTING / DEMO) :

1. **GENERAL -** THE EXISTING ELEMENTS & CONDITIONS SHOWN WITHIN THIS SET OF PLANS ARE BASED ON PREVIOUS SETS OF DRAWINGS AND GENERAL SITE OBSERVATIONS. PLEASE NOTE THAT THERE MAY BE MODIFICATIONS AND/OR UPDATES TO THE EXISTING BUILDING THAT MAY NOT BE REPRESENTED WITHIN THIS SET OF DRAWINGS. CONTACT THE ARCHITECT AND/OR STRUCTURAL ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD THAT MAY HAVE AN AFFECT ON THE REMODEL AS INDICATED WITHIN THIS CD SET.
2. **GENERAL -** EXISTING CONSTRUCTION & CONDITIONS SHALL BE VERIFIED IN THE FIELD.
3. **GENERAL -** ANY AND ALL AREAS BEYOND THE SCOPE OF RECONSTRUCTION DAMAGED IN THE COURSE OF THE DEMOLITION SHALL BE REPAIRED AND FINISHED TO MATCH ADJACENT SURFACES & ELEMENTS.
4. **GENERAL -** DISPOSE OF ALL DEMOLISHED ITEMS IN COMPLIANCE WITH AND REQUIRED BY ANY AND ALL APPLICABLE GOVERNING AGENCIES & OFFICIALS.
5. **GENERAL -** ALL EXISTING JEN-AIR APPLIANCES ADJACENT TO THE FIREPLACES ARE TO BE DISCONNECTED W/ THE EXTERIOR EXHAUST VENTS TO BE REMOVED & COVERED - COORD. DISCONNECTION W/ PROPERTY MANAGEMENT IN THE FIELD.
6. **GENERAL -** ---
7. **AC CONDENSING UNITS -** ALL EXISTING WALL MOUNTED AC CONDENSERS TO BE REMOVED. WALL OPENING TO BE FILLED IN AND FINISHED TO MATCH THE INTERIOR OF THE UNIT. THE EXTERIOR OF THE INFILLED OPENING TO BE PREPPED FOR THE INSTALLATION OF THE EXTERIOR INSULATED SHEATHING AND VENEER.
8. **EXTERIOR DECKS -** SEE SHEETS A104 & A105 FOR KEYPLAN REFERENCING THE DECK STACK LOCATIONS RELATED TO THE OVERALL BUILDING LAYOUT.
9. **EXTERIOR DECKS -** EACH DECK STACK IS REPRESENTED WITH EITHER TYPICAL LAYOUT REPRESENTING ALL OR MOST OF THE DECKS IN THAT STACK AND/OR A LEVEL SPECIFIC LAYOUT REPRESENTING A SPECIFIC CONDITION NOT TYPICAL WITH THE REMAINDER OF THE STACK. DECKS REFERENCED AS SIMILAR ARE TO BE REVIEWED BY CONTRACTOR IN THE FIELD FOR ANY DISCREPANCIES.
10. **EXTERIOR DECKS -** ALL DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED IN THE FIELD. DIMENSIONS ARE TAKEN TO FACE OF WALL / MATERIAL.
11. **EXTERIOR DECKS -** CONTRACTOR TO TAKE CARE NOT TO DAMAGE THE EXISTING GAS LINES & RELATED EQUIPMENT EXTENDING THROUGH MOST OF THE EXTERIOR DECKS - FIELD VERIFY (SEE GAS LINE NOTE BELOW).
12. **EXTERIOR DECKS -** EXISTING DECKING TO BE REMOVED.
13. **EXTERIOR DECKS -** EXISTING RAILING ASSEMBLY TO BE REMOVED / CUT FROM THE EXISTING STEEL ANGLE STRUCTURE. EXISTING STEEL ANGLE TO BE FILED DOWN & PAINTED PRIOR INSTALLATION OF NEW MATERIALS / ASSEMBLIES AS INDICATED FOR THE REMODEL.
14. **EXTERIOR DECKS -** CONTRACTOR TO VERIFY THE NUMBER OF DECKS THAT HAVE AN EXISTING GATE FROM THEIR DECK TO THE LANDSCAPED AREA BEYOND.
15. **EXTERIOR DECKS -** SEE EXTERIOR FINISHES (UNIT 612 WEST FACE OF LOFT & ADJACENT WALLS) RELATED TO UNIT 612'S DECK ON THE WEST FACE OF THE LOFT.
16. **GAS LINES -** EXISTING GAS LINES SHALL BE DISASSEMBLED AS REQUIRED FOR THE REMOVAL OF THE EXISTING EXTERIOR VENEER & DECKS. DISASSEMBLY SHALL BE PERFORMED BY A CONTRACTOR WITH EXPERIENCE IN THE INSTALLATION OF NATURAL GAS SYSTEMS.
17. **GAS LINES -** EXISTING LINES SHALL BE DISASSEMBLE WITH CARE TO ALLOW FOR THE RE-USE OF AS MANY OF THE COMPONENTS AS ALLOWED BY CODE AND/OR THE CONDITION OF THE EXISTING PIECES.
18. **WINDOWS / GLAZED DOORS -** CONTRACTOR TO FIELD VERIFY THE TYPE (I.E. FIXED, CASEMENT, ETC...), OPERATIONAL ORIENTATION & SIZE OF ALL EXTERIOR DOORS & WINDOWS BEING REPLACED AS PART OF THIS REMODEL TO ASSIST IN THE TYPE, OPERATION ORIENTATION & SIZING OF THERE REPLACEMENTS.
19. **WINDOWS / GLAZED DOORS -** CONTRACTOR TO FIELD VERIFY THE EXISTENCE OF EACH AND EVERY DOOR & WINDOW BEING REPLACED ON SITE AS SOME WINDOWS MAY NOT BE CLEARLY REPRESENTED WITHIN THIS CD SET.
20. **EXTERIOR FINISHES -** EXISTING EXTERIOR WALL FINISHES / VENEERS AND WATERPROOF MEMBRANES / BARRIERS ARE TO BE REMOVED DOWN TO THE EXISTING WOOD SHEATHING. THE CONDITION OF THE EXISTING WOOD SHEATHING SHALL BE INSPECTED FOR ANY DAMAGED PANELS WHICH SHALL BE REPLACED PRIOR TO THE INSTALLATION OF THE NEW LAYERS / FINISHES / VENEERS, ETC.
21. **EXTERIOR FINISHES -** ANY EXISTING FLASHING (I.E. ROOF TO WALL, ETC...) SHALL BE REPAIRED AND/OR REPLACED IN THE COURSE OF AND COORDINATED WITH THE REMODEL.
22. **EXTERIOR FINISHES (UNIT 612 WEST FACE OF LOFT & ADJACENT WALLS) -** CONTRACTOR SHALL FIELD VERIFY ALL THE ELECTRONIC EQUIPMENT ATTACHED TO OR RUNNING ALONG THE SIDE OF THE EXTERIOR WALL, SOFFIT ABOVE, EAVE, FASCIA & ROOF. THE EQUIPMENT IS A PART OF BUT NOT LIMITED TO CABLE SYSTEMS, SATELLITES & COMMUNICATION RELAY STATION FOR ZIRKEL WIRELESS.
23. **EXTERIOR FINISHES (UNIT 612 WEST FACE OF LOFT & ADJACENT WALLS) -** EXISTING CABLES, WIRES & CONDUIT RUN THROUGH BOTH THE DECKING & RAILING OF THE EXTERIOR DECK WHICH SHALL BE THOROUGHLY REVIEWED BY THE CONTRACTOR PRIOR TO DEMOLITION. CARE SHALL BE TAKEN WHEN CUTTING THE DECKING AND RAILING OUT FROM AROUND THE EXISTING CABLES, WIRES & CONDUIT.
24. **EXTERIOR FINISHES (UNIT 612 WEST FACE OF LOFT & ADJACENT WALLS) -** THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH ZIRKEL WIRELESS (CONTACT INFORMATION PROVIDED BELOW) TO HAVE ONE OF THEIR REPRESENTATIVES ON SITE DURING THE REMOVAL AND REPLACEMENT OF THEIR EQUIPMENT.
25. **PORTE-COCHERE -** THE LOCATIONS, SIZE & ELEVATION OF THE EXISTING FOUNDATION PEDESTALS ALONG GRIDLINE A.06 SHALL BE FIELD VERIFIED.
26. **PORTE-COCHERE -** THE LOCATIONS, SIZE & ELEVATION OF THE EXISTING FOUNDATION PEDESTALS (IF THEY EVEN EXIST) ALONG GRIDLINE A.04 SHALL BE FIELD VERIFIED.
27. **PORTE-COCHERE -** THE CONSTRUCTION & CONDITION OF THE EXISTING STONE VENEERED WALL ALONG GRIDLINE 16 NEAR GRIDLINE A.04 SHALL BE FIELD VERIFIED FOR THE FOR THE CONNECTION OF THE PROPOSED PORTE-COCHERE COLUMN AT GRIDLINES A.04/16. DURING THE COURSE OF DEMOLITION OF THIS AREA, THE CONTRACTOR SHALL HAVE THE STRUCTURAL ENGINEER (AND POSSIBLY THE ARCHITECT) ON SITE TO REVIEW THE EXISTING CONDITIONS TO EITHER VERIFY THE CURRENT COLUMN SUPPORT DESIGN AND/OR MODIFY THE DESIGN AS REQUIRED DUE TO THE EXISTING CONDITIONS.
28. **ENTRY PAVERS -** EXISTING ENTRY DRIVE PAVERS SHALL BE REMOVED WITH CARE AS THEY WILL BE REINSTALLED IN THEIR EXISTING LOCATION ONCE THE ADDED SNOWMELT SYSTEM IS INSTALLED.

ZIRKEL WIRELESS CONTACT INFO:

ZIRKEL WIRELESS, LLC
CONTACT: ALAN BELVO
PHONE: 970-846-8060
EMAIL: ALAN@ZIRKEL.US

GENERAL NOTES (REMODEL / REPAIR) :

1. **GENERAL -** THE EXISTING ELEMENTS & CONDITIONS SHOWN WITHIN THIS SET OF PLANS ARE BASED ON PREVIOUS SETS OF DRAWINGS AND GENERAL SITE OBSERVATIONS. PLEASE NOTE THAT THERE MAY BE MODIFICATIONS AND/OR UPDATES TO THE EXISTING BUILDING THAT MAY NOT BE REPRESENTED WITHIN THIS SET OF DRAWINGS. CONTACT THE ARCHITECT AND/OR STRUCTURAL ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD THAT MAY HAVE AN AFFECT ON THE REMODEL AS INDICATED WITHIN THIS CD SET.
2. **GENERAL -** CONSTRUCTION SHALL CONFORM TO THE CURRENT BUILDING CODES ADOPTED BY ROUTT COUNTY AND THE STATE OF COLORADO.
3. **GENERAL -** DO NOT SCALE DRAWINGS.
4. **GENERAL** - DETAILS SHOWN WITHIN THIS SET ARE FOR GENERAL REPRESENTATION ONLY. CONTRACTOR SHALL FOLLOW ANY AND ALL APPLICABLE MANUFACTURER'S SPECIFICATIONS AND WARRANTY REQUIREMENTS RELATED TO THEIR PRODUCTS / MATERIALS AND SHALL BE COORDINATED WITH ADJACENT PRODUCTS / MATERIALS (I.E. WINDOW & DOOR ASSEMBLIES, INSULATED SHEATHING, EXTERIOR VENEERS, ETC...).
5. **GENERAL -** INFILL ANY OPENINGS LEFT BY THE REMOVED JEN-AIR EXHAUST VENTS IN THE BRICK CHIMNEY STACKS WITH MATCHING BRICK. ANY OPENINGS LEFT BY THE REMOVED JEN-AIR EXHAUST VENTS OUTSIDE OF THE BRICK CHIMNEY'S SHALL BE PATCHED AND INFILLED PRIOR TO BEING COVERED BY THE NEW EXTERIOR VENEER.
6. **GENERAL** - CONTRACTOR SHALL VERIFY THAT EACH ELEMENT AND/OR COMPONENT BE INSTALLED PER THEIR RESPECTIVE MANUFACTURER'S SPECIFICATIONS AND WARRANTY AND/OR ANY APPLICABLE CODE OR STANDARD HAVING JURISDICTION OVER THIS PROJECT. CONTACT THE ARCHITECT IF THERE ARE ANY CONFLICTS BETWEEN THE MANUFACTURER'S SPECIFICATIONS AT ADJACENT OR OVERLAPPING MATERIALS.
7. **GENERAL -** ---
8. **GENERAL** - PULL LANDSCAPING MULCH AWAY FROM FINISHED SIDING AND/OR VENEER. MAINTAIN POSITIVE SLOPE AWAY FROM THE BUILDINGS FOUNDATION FOR DRAINAGE.
9. **GENERAL -** UOI = UNLESS OTHERWISE INDICATED.
10. **AC CONDENSING UNITS -** UNITS ARE SHOWN WITHIN THE CD SET FOR GENERAL REPRESENTATION ONLY. THE SYSTEMS ARE TO BE INSTALLED ON A UNIT BY UNIT BASIS AT THE DIRECTION OF THE INDIVIDUAL UNIT OWNERS AT THEIR EXPENSE EITHER DURING THE COURSE OF THIS REMODEL AND ADDITION PROJECT OR INDEPENDENTLY AT A LATER DATE.
11. **EXTERIOR DECKS -** EACH DECK STACK (SEE KEYPLAN ON SHEETS A104 & A105) IS REPRESENTED; HOWEVER, SIMILAR DECKS ARE SHOWN WITHIN A SINGLE LAYOUT AND UNIQUE DECKS ARE REPRESENTED WITH THEIR OWN LAYOUT. DECKS REFERENCED AS SIMILAR ARE TO BE REVIEWED BY CONTRACTOR IN THE FIELD FOR ANY DISCREPANCIES.
12. **EXTERIOR DECKS -** ALL DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED IN THE FIELD. DIMENSIONS ARE TAKEN TO FACE OF WALL / MATERIAL.
13. **EXTERIOR DECKS -** EACH DECK THAT HAD A GATE PRIOR TO THE REMODEL SHALL HAVE A GATE IN THE SAME GENERAL SIZE AND CONFIGURATION UPON COMPLETION OF THE REMODEL. CONTRACTOR SHALL COORD. WITH THE FABRICATOR THE INSTALLATION OF THE GATE & ALL ASSOCIATED HARDWARE FOR THE SMOOTH OPERATION OF THE GATE.
14. **EXTERIOR DECKS -** DECKING BASIS OF DESIGN: VERSADECK COMMERCIAL ALUMINUM DECKING C-60. INSTALL PER MFR. SPEC. & WARRANTY.
15. **EXTERIOR DECKS -** BOTH EXISTING & NEW STEEL ANGLES / STRUCTURE ARE TO BE CLEAN, SANDED AND OTHERWISE PREPPED FOR THE APPLICATION OF EXTERIOR POWDER COATING - RE: MATERIAL COLORS.
16. **EXTERIOR DECKS -** GUARDRAIL SHALL BE POWDER COATED - RE: MATERIAL COLORS.
17. **EXTERIOR DECKS -** EITHER ALL OR MOST OF THE DECKS HAVE A GAS LINE OR RELATED EQUIPMENT RUNNING THROUGH THEM. CONTRACTOR TO VERIFY THE NEW DECK EXTENSION / MATERIALS ARE INSTALLED WITHOUT DAMAGING OR OTHERWISE INTERFERING WITH THE EXISTING GAS RELATED UTILITIES.
18. **EXTERIOR DECKS -** SEE EXTERIOR FINISHES (UNIT 612 WEST FACE OF LOFT & ADJACENT WALLS) RELATED TO UNIT 612'S DECK ON THE WEST FACE OF THE LOFT.
19. **GAS LINES -** EXISTING GAS LINES SHALL BE REINSTALLED BY A CONTRACTOR WITH EXPERIENCE IN THE INSTALLATION OF NATURAL GAS SYSTEMS. INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES & GOVERNING ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
20. **GAS LINES -** GAS LINES THAT ARE REQUIRED TO TRAVERSE THE LENGTH OF THE DECK SHALL BE INCORPORATED WITHIN THE DECK ASSEMBLY PER DETAIL 3/A523 EXT. DECK & RAIL DETAILS-1.
21. **GAS LINES -** REDESIGN AND ROUTING OF GAS LINES DUE TO REMODELED CONDITIONS SHALL BE COORDINATED IN THE FIELD BY THE MECHANICAL CONTRACTOR.
22. **WINDOWS / GLAZED DOORS -** CONTRACTOR TO FIELD VERIFY THE TYPE (I.E. FIXED, CASEMENT, ETC...), OPERATIONAL ORIENTATION & SIZE OF ALL EXTERIOR DOORS & WINDOWS BEING REPLACED AS PART OF THIS REMODEL TO ASSIST IN THE TYPE, OPERATION ORIENTATION & SIZING OF THERE REPLACEMENTS.
23. **WINDOWS / GLAZED DOORS -** CONTRACTOR TO FIELD VERIFY THE EXISTENCE OF EACH AND EVERY DOOR & WINDOW BEING REPLACED ON SITE AS SOME WINDOWS MAY NOT BE CLEARLY REPRESENTED WITHIN THIS CD SET.
24. **WINDOWS / GLAZED DOORS -** REPLACEMENT DOORS & WINDOWS SHALL COMPLY WITH CURRENTLY ADOPTED ENERGY CODE REQUIREMENTS.
25. **WINDOWS / GLAZED DOORS -** REPLACEMENT DOORS & WINDOWS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURERS SPECIFICATIONS & WARRANTY AND SHALL BE COORDINATED WITH THE INSTALLATION OF ADJACENT MATERIALS / FINISHES (I.E. FLASHING, POSITIVE OVERLAP, EXTERIOR INSULATED SHEATHING, INTERIOR TRIM, ETC...).
26. **WINDOWS / GLAZED DOORS -** REFER TO GENERAL DOOR & WINDOW NOTES ON SHEET A511 FOR MORE SPECIFIC INFORMATION RELATED TO THE DOORS & WINDOWS NOT INCLUDED WITHIN THESE NOTES.
27. **RATED DOORS -** ANY RATED ASSEMBLY BEING REMOVED THAT IS LABELED SHALL BE REPLACED WITH A RATED ASSEMBLY THAT IS EQUAL TO OR GREATER THEN THE ASSEMBLY IT IS REPLACING. CONTACT ARCHITECT IF THERE IS AN EXISTING DOOR ASSEMBLY WITH AN ILLEGIBLE LABEL OR MISSING AND SHOULD BE LABELED.
28. **EXTERIOR FINISHES -** ALL EXTERIOR VENEERS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURERS SPECIFICATIONS & WARRANTY AND SHALL BE COORDINATED WITH THE INSTALLATION OF ADJACENT MATERIALS / FINISHES (I.E. WATERPROOFING, FLASHING, INSULATED SHEATHING, TRIM, ETC...).
29. **EXTERIOR FINISHES -** THE INSTALLATION OF ZIP SYSTEM R-SHEATHING (INSULATED SHEATHING) ON THE EXTERIOR WALL HAS BEEN PRE-APPROVED BY THE ROUTT COUNTY BUILDING DEPARTMENT AS PART OF THE REMODEL SPECIFIED WITHIN THIS CD SET.
30. **EXTERIOR FINISHES -** ZIP R-SHEATHING PANEL TYPES R-6 & R-12 SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURERS SPECIFICATIONS, WARRANTY & ICC-ES REPORT NO. ESR-3373 (INCLUDING OTHER REFERENCED REPORTS).
31. **EXTERIOR FINISHES -** ZIP R-SHEATHING PANEL SHALL BE INSTALLED WITH ZIP SYSTEM SEAM / FLASHING TAPE AND ZIP SYSTEM FLEXIBLE FLASHING TAPE PER THE MANUFACTURERS SPECIFICATIONS, WARRANTY & REFERENCE ICC-ES REPORTS.
32. **EXTERIOR FINISHES -** THE INSTALLATION OF THE NEW INSULATED SHEATHING AND EXTERIOR VENEER SHALL BE COORDINATED IN THE FIELD WITH THE MANUFACTURER'S SPECIFICATIONS & WARRANTY RELATED TO ANY EXISTING ELEMENTS INCLUDING BUT NOT LIMITED TO THROUGH PENETRATIONS, ROOF/WALL FLASHING, EAVES & SOFFITS, ETC...
33. **EXTERIOR FINISHES (UNIT 612 WEST FACE OF LOFT & ADJACENT WALLS) -** THE ORIGINAL EQUIPMENT REMOVED AS REQUIRED FOR THE REMODEL SHALL BE REPLACED / INSTALLED AS IT WAS ORIGINALLY LAID OUT.
34. **EXTERIOR FINISHES (UNIT 612 WEST FACE OF LOFT & ADJACENT WALLS) -** A GAP SHALL BE PROVIDED BETWEEN THE COMPLETED WALL AND THE NEW RAILING ALONG WITH THE NEW DECKING TO ACCOUNT FOR THE EXISTING CABLES, WIRES & CONDUIT.
35. **EXTERIOR FINISHES (UNIT 612 WEST FACE OF LOFT & ADJACENT WALLS) -** THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH ZIRKEL WIRELESS (CONTACT INFORMATION PROVIDED BELOW) TO HAVE ONE OF THEIR REPRESENTATIVES ON SITE DURING THE REMOVAL AND REPLACEMENT OF THEIR EQUIPMENT.
36. **PORTE-COCHERE -** ROOF ASSEMBLY BASED ON UL DESIGN NO. P546 (1-HR. RATED) OR EQUAL
37. **PORTE-COCHERE -** THE EXTENSION OF THE BUILDINGS EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM UNDER THE PORTE-COCHERE TO BE COORDINATED BETWEEN THE CONTRACTOR AND THE FIRE SPRINKLER CONSULTANT.
38. **SKI ENTRY -** ROOF ASSEMBLY BASED ON UL DESIGN NO. P510 (1-HR. RATED) OR EQUAL
39. **SKI ENTRY -** EXISTING EXTERIOR SLAB ASSEMBLY (BETWEEN GRIDLINES 14-15 & GRIDLINES E-G) TO REMAIN AS CURRENTLY SLOPED WHEN THE SPACE IS CONVERTED INTO THE SKI ENTRY AREA. A LEVEL SURFACE FLUSH WITH THE EXISTING INTERIOR SPACE MAY BE PROVIDED BASED ON A SITE REVIEW OF THE EXISTING STRUCTURAL SYSTEM (INCLUDING ALL ANCILLARY SYSTEMS AND TRADES EITHER IN OR RUNNING THROUGH THE FLOOR/CEILING ASSEMBLY) AND THE CONSTRUCTION OF ADDITIONAL REINFORCEMENT SUPPORT DESIGNED BY THE STRUCTURAL ENGINEER SEPARATELY.
40. **SKI ENTRY -** THE EXTENSION OF THE BUILDINGS EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM INTO THE SKI ENTRY AREA TO BE COORDINATED BETWEEN THE CONTRACTOR AND THE FIRE SPRINKLER CONSULTANT.
41. **ENTRY PAVERS / SNOWMELT SYSTEM -** THE EXISTING ENTRY DRIVE PAVERS SHALL BE REINSTALLED OVER THE ADDED SNOWMELT SYSTEM.
42. **ENTRY PAVERS / SNOWMELT SYSTEM -** A NEW GAS HEATED SNOWMELT BOILER TO BE INSTALLED IN AN EXTERIOR LOCATION. SIZING AND INSTALLATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO ELECTRICAL POWER, GAS LINES, PLACEMENT SHALL BE COORDINATED IN THE FIELD.
43. **AUTOMATIC SLIDING DOOR ASSEMBLIES -** PORTE-COCHERE ENTRANCE, EXTERIOR ASSEMBLY: OPERATED BY MOTION SENSOR DURING NORMAL BUSINESS HOURS (TO BE DETERMINED BY MANAGEMENT), AND AFTER BUSINESS HOURS, OPERATED VIA AN ADA COMPLIANT PUSH PAD.
44. **AUTOMATIC SLIDING DOOR ASSEMBLIES -** PORTE-COCHERE ENTRANCE, INTERIOR ASSEMBLY: OPERATED BY MOTION SENSOR DURING NORMAL BUSINESS HOURS (TO BE DETERMINED BY MANAGEMENT), AND AFTER BUSINESS HOURS, OPERATED VIA AN ACCESS CONTROLLED DEVICE (I.E. ELECTRONIC KEY FOB EVERY OWNER / RESIDENT WILL HAVE) AND/OR THE CURRENT CALL BOX CONNECTED TO EACH UNIT TO BE BUZZED IN.
45. **AUTOMATIC SLIDING DOOR ASSEMBLIES -** SKI ENTRY, EXTERIOR ASSEMBLY: OPERATED FROM THE OUTSIDE VIA KEY FOB CARRIED BY USER. OPERATED FROM THE INSIDE VIA MOTION SENSOR.
46. **AUTOMATIC SLIDING DOOR ASSEMBLIES -** SKI ENTRY, INTERIOR ASSEMBLY: OPERATED VIA MOTION SENSOR ON BOTH SIDES.
47. **EXTERIOR SIDEWALK -** THE SPALLING CONCRETE ON THE EXTERIOR SIDEWALK LEADING TO THE BEAR CLAW I BUILDING TO BE RESURFACED WITH AN ELASTOMERIC COATING. SIDEWALK TO HAVE ALL LOOSE CONCRETE REMOVED AND PREPPED AS REQUIRED BY COATING MANUFACTURER'S SPECIFICATIONS. SEE WORK SCOPE NARRATIVE FOR AN ADD ALTERNATE OPTION FOR THIS SIDEWALK.

DIVISION 00 – CONDITIONS OF THE CONTRACT

00 11 16 - INVITATION TO BID

SCOPE-OF-WORK
THE BEAR CLAW II REMODEL AND MINOR ADDITION SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS PREPARED BY ERIC SMITH ASSOCIATES, P.C., AND ASSOCIATED CONSULTANTS.

QUALIFICATION OF BIDDERS
BIDS WILL BE RECEIVED ONLY FROM INVITED BIDDERS. IN SUBMITTING A PROPOSAL, A BIDDER THEREBY REPRESENTS THAT HE IS FULLY QUALIFIED, PROPERLY LICENSED, STAFFED, AND EQUIPPED TO PROPERLY PERFORM THE WORK.

THE CONSTRUCTION MUST BE DONE BY COMPETENT, EXPERIENCED WORKMEN WHO ARE KNOWLEDGEABLE IN THE APPLICATION AND USE OF ALL OF THE MATERIALS, PLUS HAVE CARE AND CONCERN FOR THE WORK, AND PAY ATTENTION TO DETAILS.

00 21 13 - INSTRUCTION TO BIDDERS

COORDINATION OF BIDDING
GENERAL CONTRACTOR TO BE RESPONSIBLE FOR DISTRIBUTION OF CONSTRUCTION DOCUMENTS AND COORDINATION OF ALL PRICING SUBMITTED FROM BIDDERS.

EXAMINATION OF CONTRACT DOCUMENTS
BEFORE SUBMITTING PROPOSALS, BIDDERS SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, INCLUDING THE DRAWINGS AND SPECIFICATIONS, AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

CONDITIONS OF THE WORK
EACH BIDDER SHALL INFORM HIMSELF FULLY OF THE CONDITIONS RELATING TO CONSTRUCTION OF THE PROJECT AND THE EMPLOYMENT OF LABOR THEREON. FAILURE TO DO SO WILL NOT RELIEVE A SUCCESSFUL BIDDER OF HIS OBLIGATION TO FURNISH ALL MATERIAL AND LABOR NECESSARY TO CARRYOUT THE PROVISIONS OF THE CONTRACT.

LAWS AND REGULATIONS
EACH BIDDER SHALL FAMILIARIZE HIMSELF WITH ALL APPLICABLE STATE LAWS, CODES, MUNICIPAL ORDINANCES AND THE RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE CONSTRUCTION OF THE PROJECT. THESE LAWS AND REGULATIONS APPLY TO THE CONTRACT THROUGHOUT AND THEY WILL BE DEEMED TO BE INCLUDED IN THE CONTRACT THE SAME AS IF WRITTEN THEREIN IN FULL.

EXAMINATION OF PREMISES
BEFORE SUBMITTING PROPOSALS FOR HIS WORK, EACH BIDDER WILL BE HELD TO HAVE MADE HIMSELF AWARE OF EXISTING CONDITIONS AND SATISFIED HIMSELF AS TO THE CONDITIONS UNDER WHICH HE WILL BE OBLIGATED TO OPERATE OR THAT WILL IN ANY MANNER AFFECT THE WORK UNDER THIS CONTRACT. SUBCONTRACTORS AND MATERIAL SUPPLIERS SHOULD ALSO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND EXISTING MATERIALS.

ADDENDA
IF ANY BIDDER IS IN DOUBT AS TO THE MEANING OF ANY PART OF THE PLANS, SPECIFICATIONS OR OTHER PROPOSED CONTRACT DOCUMENTS, THEY MAY SUBMIT TO THE ARCHITECT A WRITTEN REQUEST FOR AN INTERPRETATION THEREOF. REQUESTS MUST BE RECEIVED IN ARCHITECT'S OFFICE BEFORE NOON, FIVE (5) CALENDAR DAYS PRIOR TO THE BID CLOSING TIME. THE PERSON SUBMITTING THE REQUEST WILL BE HELD RESPONSIBLE FOR ITS DELIVERY.
ALL QUESTIONS, INQUIRIES OR REQUESTS FOR ADDITIONAL INFORMATION SHALL BE MADE DIRECTLY TO THE ARCHITECT. ANSWERS TO ALL QUESTIONS, INQUIRIES, OR REQUEST FOR ADDITIONAL INFORMATION WILL BE ISSUED IN THE FORM OF ADDENDA, AND COPIES OF EACH ADDENDUM WILL BE ISSUED TO ALL PROSPECTIVE BIDDERS. ALSO, PROSPECTIVE BIDDERS MAY, DURING THE BIDDING PERIOD, BE ADVISED BY ADDENDUM OF ADDITIONS TO, DELETIONS FROM OR CHANGES IN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE ARCHITECT AND THE OWNER WILL NOT BE RESPONSIBLE FOR THE AUTHENTICITY OR CORRECTNESS OR ORAL INTERPRETATIONS OF THE CONTRACT DOCUMENTS OR FOR INFORMATION OBTAINED IN ANY OTHER MANNER THAN THROUGH THE MEANS OF ADDENDA. RECEIPT OF EACH ADDENDUM SHALL BE ACKNOWLEDGED BY BIDDERS IN THE PROPOSALS AND EACH ADDENDUM SHALL BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS. FAILURE TO ACKNOWLEDGE RECEIPT OF ANY ADDENDA ISSUED MAY INVALIDATE A PROPOSAL AS INCOMPLETE.

SUBSTITUTION OF MATERIAL
REFER TO DIVISION 1: SECTION 01 62 00 - PRODUCT OPTIONS AND SUBSTITUTIONS.

AWARD OF CONTRACT
THE OWNER RESERVES THE RIGHT TO ACCEPT ANY OF THE BID PROPOSALS SUBMITTED OR TO REJECT ANY OR ALL PROPOSALS AND TO WAIVE ANY IRREGULARITIES OR INFORMALITIES IN ANY PROPOSAL, AS HIS INTERESTS ARE BEST SERVED.

THE CONTRACTOR MUST BE EXPERIENCED AND AWARE OF BOTH THE ARCHITECT'S AND MANUFACTURER'S SPECIFICATIONS FOR THE APPLICATIONS OR NON-APPLICATIONS OF PRODUCTS IN ADVERSE WEATHER CONDITIONS.

00 72 00 - GENERAL CONDITIONS

THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, THE GENERAL CONDITIONS OF THE CONTRACT (AIA DOCUMENT A-201), THE DRAWINGS AND SPECIFICATIONS INCLUDING ALL MODIFICATIONS THEREOF INCORPORATED IN THE DOCUMENTS BEFORE THEIR EXECUTION. THESE FORM THE CONTRACT.

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (AIA DOCUMENT A-201,), WHICH DOCUMENT IS HEREBY MADE, BY REFERENCE, A PART OF EACH DIVISION OF THIS PROJECT MANUAL AS IF HEREIN WRITTEN IN FULL.

THE CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED, AS A CONDITION OF THE CONTRACT, TO OBTAIN THE NECESSARY NUMBER OF COPIES OF AIA DOCUMENT A-201, TO ACQUAINT HIMSELF WITH THE ARTICLES CONTAINED THEREIN AND TO NOTIFY AND APPRIZE ALL SUBCONTRACTORS, SUPPLIERS, AND ANY OTHER PARTIES TO THE CONTRACT OR INDIVIDUALS OR AGENCIES ENGAGED ON THE WORK, THAT IT IS A PART OF THIS CONTRACT AND THAT THEY ARE AWARE OF ITS CONTENTS. NO CONTRACTUAL ADJUSTMENTS SHALL BE DONE OR BECOME EXIGENT AS A RESULT OF FAILURE ON THE PART OF THE CONTRACTOR TO FULLY ACQUAINT HIMSELF AND ALL OTHER PARTIES TO THE CONTRACT WITH THE CONDITIONS OF AIA DOCUMENT A-201. COPIES OF AIA DOCUMENT A-201, AS WELL AS ALL OTHER AIA DOCUMENTS, MAY BE OBTAINED FROM MOST ARCHITECT'S AND ENGINEER'S SUPPLY STORES, AMERICAN INSTITUTE OF ARCHITECTS (AIA) REGIONAL OFFICE'S, OR ERIC SMITH ASSOCIATES, P.C. THE FORM OF AGREEMENT SHALL BE EXECUTED ON THE AIA DOCUMENT A-101, STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR, 2017 EDITION.

DIVISION 01 – GENERAL REQUIREMENTS

01 11 00 - SUMMARY OF WORK

PROJECT LOCATION: 2420 SKI TRAIL LANE STEAMBOAT SPRINGS, CO 80487

OWNER: BEAR CLAW II CONDOMINIUM ASSOCIATION

ASSOCIATION MANAGEMENT:
BREO, INC.
C/O BOB MATTEO
2420 SKI TRAIL LANE STEAMBOAT SPRINGS, CO 80487

THE WORK CONSISTS PRIMARILY OF THE REMODEL AND MINOR ADDITION TO AN EXISTING SIX STORY CONDOMINIUM BUILDING INCLUDING, BUT NOT LIMITED TO REFACING THE EXTERIOR, NEW DOORS & WINDOWS, NEW PORTE-COCHERE, NEW SKI ENTRY AREA & NEW ROOF OVER EXISTING TRASH ENCLOSURE.

PROJECT INCLUDES: ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, HVAC, ELECTRICAL AND LANDSCAPING REPAIR.

CONTRACT DOCUMENTS: THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, THE GENERAL CONDITIONS OF THE CONTRACT, THE DRAWINGS AND SPECIFICATIONS, INDICATED ON DRAWING INDEX SHEET AND INCLUDING ALL MODIFICATIONS THEREOF INCORPORATED IN THE DOCUMENTS BEFORE THEIR EXECUTION. THESE FORM THE CONTRACT.

DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS INTO TYPES, SECTIONS, AND ARTICLES AND THE ARRANGEMENT OF THE DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGH□IN MEASUREMENTS OR TO SERVE AS SHOP DRAWINGS. FIELD VERIFY EXISTING CONDITIONS AND IF DISCREPANCIES EXIST, NOTIFY THE ARCHITECT IN WRITING.

ITEMS TO BE PAID IN ADDITION TO THE CONTRACT AMOUNT AND TO BE PAID DIRECTLY BY OWNER:

- SPECIAL INSPECTIONS AS REQUIRED BY LOCAL BUILDING OFFICIAL
- BUILDING PERMIT FEES

COPIES FURNISHED: UNLESS OTHERWISE STATED I

DIVISION 01 – GENERAL REQUIREMENTS (CONT)

01 29 73 - SCHEDULE OF VALUES

SUMMARY
UNLESS OTHERWISE STATED IN THE AGREEMENT, PROVIDE A DETAILED BREAKDOWN OF THE CONTRACT SUM AS A SCHEDULE OF VALUES THAT ARE ALLOCATED TO EACH PART OF THE WORK.

BEFORE SUBMITTING THE FIRST APPLICATION FOR PAYMENT, SUBMIT A PROPOSED SCHEDULE OF VALUES TO THE OWNER.

PROVIDE COPIES OF SUBCONTRACTS AND OTHER DATA ACCEPTABLE TO THE OWNER TO SUBSTANTIATE THE SUMS DESCRIBED.

APPLICATIONS FOR PAYMENT
THE CONTRACTOR SHALL SUBMIT HIS MONTHLY REQUEST FOR PAYMENT ON AIA FORM G702, FULLY COMPLETED, EXECUTED, AND NOTARIZED. SUBMIT THREE (3) COPIES, INCLUDING ATTACHMENT OF WAIVERS OR LIEN RELEASES FROM SUBCONTRACTORS AND SUPPLIERS. APPLICATIONS FOR PAYMENT SHALL BE PROCESSED IN ACCORDANCE WITH THE TERMS OF THE GENERAL CONDITIONS OF THE CONTRACT (AIA DOCUMENT A201) AND THE SUPPLEMENTARY CONDITIONS, AND AS MUTUALLY AGREED TO BY OWNER, ARCHITECT AND CONTRACTOR. PRIOR TO INITIAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT:

- LIST OF PRINCIPAL SUBCONTRACTORS AND SUPPLIERS
- SCHEDULE OF VALUES
- PROGRESS SCHEDULE
- COPIES OF BUILDING PERMITS AND START□UP AUTHORIZATIONS
- EVIDENCE OF INSURANCE COVERAGE
- EVIDENCE OF BOND COVERAGE (IF REQUIRED)
- SUBMITTAL SCHEDULE □ SHOP DRAWINGS, PRODUCT DATA, SAMPLES, ETC.

01 30 00 - ADMINISTRATIVE REQUIREMENTS

SUMMARY
PROVIDE ADMINISTRATIVE COORDINATION OF ALL WORK, INCLUDING TRAINED, QUALIFIED EMPLOYEES AND SUBCONTRACTORS AND SUPERVISORY PERSONNEL.

ARRANGE AND CONDUCT PRECONSTRUCTION AND CONSTRUCTION MEETINGS WITH DESIGN PRINCIPALS, CONSULTANTS AND CONSTRUCTION TRADES WHEN REQUIRED.

SUBMIT PROGRESS SCHEDULE, BAR-CHART TYPE, UPDATED MONTHLY. PROVIDE SUBMITTAL SCHEDULE COORDINATED WITH PROGRESS SCHEDULE. SUBMIT SCHEDULE OF REQUIRED TESTS INCLUDING PAYMENT AND RESPONSIBILITY.

SUBMIT SCHEDULE OF VALUES.

SUBMIT PAYMENT REQUEST PROCEDURES.

PROVIDE TO THE ARCHITECT AND POST AT THE CONSTRUCTION SITE, A PHONE AND ADDRESS LIST OF INDIVIDUALS TO BE CONTACTED IN CASE OF EMERGENCY.

MAINTAIN AND UPDATE RECORD DRAWINGS AND SPECIFICATIONS AS WORK PROGRESSES. SUBMIT A COMPLETE, UPDATED SET OF RECORD DOCUMENTS UPON CONCLUSION OF THE WORK.

KEEP ALL WORK CLEAN AND WELL PROTECTED FROM DIRT, WEATHER, THEFT AND DAMAGE.

01 31 13 - PROJECT COORDINATION

SUMMARY
SUBSTRATE CONDITIONS
EACH TRADE WHOSE MATERIAL IS TO BE INSTALLED OVER, OR IN CONJUNCTION WITH, OTHERS' PREVIOUSLY INSTALLED WORK IS TO EXAMINE SUCH WORK AND REPORT ANY DEFECTS TO THE CONTRACTOR. ALL DEFECTS SHALL BE CORRECTED PRIOR TO SUBSEQUENT WORK BEING PERFORMED OR MATERIALS APPLIED.

MATERIALS PENETRATING WALLS, FLOORS AND CEILINGS
WHEREVER ANY PIPE, CONDUIT, STEEL MEMBERS, BRACKETS OR EQUIPMENT, INCLUDING ANY MATERIALS PENETRATING OR PASSING THROUGH A FIRE□RESISTIVE WALL, CEILING OR FLOOR, THE VOIDS IN THE CONSTRUCTION SHALL BE COMPLETELY SEALED WITH CEMENT GROUT, PLASTER OR A FIRE□RESISTANT MATERIAL, EMBEDDING THE SEALING MATERIAL THE FULL THICKNESS OF THE WALL, CEILING OR FLOOR. WHERE SURFACES ARE EXPOSED, FINISH WITH SAME MATERIALS SPECIFIED OR MATERIAL THAT IS ON CONSTRUCTED SURFACES. PROVIDE ALL REQUIRED FIRE BLOCKING. PROVIDE ALL FIRE-RESISTANT ASSEMBLIES/MATERIALS PER U.L. OR OTHER APPROVED TESTING AGENCY.

CONTRACTOR'S MEASUREMENTS/JOB - PLAN DISCREPANCIES
BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK, CONTRACTOR OR SUBCONTRACTOR SHALL TAKE OR VERIFY ALL MEASUREMENTS AT THE BUILDING AS MAY BE REQUIRED FOR THE PROPER FITTING OF HIS WORK TO THE BUILDING OR OTHER ADJOINING WORK. HE SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF HIS FIGURES AND SATISFACTORILY CORRECT, WITHOUT CHARGE, ANY WORK WHICH DOES NOT FIT AND FURNISH NEW WORK AND MATERIALS, IF NECESSARY. NO EXTRA CHARGE WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS. FIELD VERIFY ALL DOOR, WINDOW AND CABINET SIZES AND MECHANICAL SPACE REQUIREMENTS. ALSO, VERIFY ALL PRODUCT SPECIFICATIONS FOR CONFORMANCE WITH PRODUCT CUT SHEETS. ANY DIFFERENCE WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING FOR HIS CONSIDERATION BEFORE PROCEEDING WITH THE WORK.

01 31 19 - PROJECT MEETINGS

SUMMARY
CONTRACTOR SHALL SCHEDULE AND ADMINISTER PRE-CONSTRUCTION MEETINGS, PERIODIC PROGRESS MEETINGS, AND SPECIALLY CALLED MEETINGS THROUGHOUT PROGRESS OF THE WORK. FOR SAID MEETINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1. PREPARE AGENDA FOR MEETINGS.
2. DISTRIBUTE WRITTEN NOTICE OF EACH MEETING FOUR (4) DAYS IN ADVANCE OF MEETING DATE.
3. MAKE PHYSICAL ARRANGEMENTS FOR MEETINGS.
4. PRESIDE AT MEETINGS.
5. RECORD THE MINUTES; INCLUDING SIGNIFICANT PROCEEDINGS AND DECISIONS.
6. REPRODUCE AND DISTRIBUTE COPIES OF MINUTES WITHIN FIVE (5) DAYS AFTER EACH MEETING.

A. TO PARTICIPANTS IN THE MEETING.
B. TO PARTIES AFFECTED BY DECISIONS MADE AT THE MEETINGS.
C. FURNISH A COPY OF THE MEETING MINUTES TO THE ARCHITECT.

REPRESENTATIVES OF CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS ATTENDING MEETINGS SHALL BE QUALIFIED AND AUTHORIZED TO ACT ON BEHALF OF THE ENTITY EACH REPRESENTS.

ARCHITECT/ENGINEER MAY ATTEND MEETINGS TO ASCERTAIN THAT WORK IS EXPEDITED CONSISTENT WITH CONTRACT DOCUMENTS AND CONSTRUCTION SCHEDULES.

SUGGESTED MEETING AGENDA
1. REVIEW, APPROVAL OF MINUTES OF PREVIOUS MEETING.
2. REVIEW OF WORK PROGRESS SINCE PREVIOUS MEETING.
3. FIELD OBSERVATIONS, PROBLEMS, CONFLICTS.
4. PROBLEMS WHICH MAY IMPEDE CONSTRUCTION SCHEDULE.
5. REVIEW OF OFF-SITE FABRICATION, DELIVERY SCHEDULES.
6. CORRECTIVE MEASURES AND PROCEDURES TO REGAIN PROJECTED SCHEDULE.
7. REVISIONS TO CONSTRUCTION SCHEDULE.
8. PROGRESS SCHEDULE, DURING SUCCEEDING WORK PERIOD.
9. COORDINATION OF SCHEDULES.
10. REVIEW SUBMITTAL SCHEDULES; EXPEDITE AS REQUIRED.
11. MAINTENANCE OF QUALITY STANDARDS.
12. PENDING CHANGES AND SUBSTITUTIONS.
13. REVIEW PROPOSED CHANGES FOR:
    A. EFFECT ON CONSTRUCTION SCHEDULE AND ON COMPLETION DATE.
    B. EFFECT ON OTHER CONTRACTS OF THE PROJECT.
14. OTHER BUSINESS.

01 33 00 – SUBMITTAL PROCEDURES

SUMMARY
THIS SECTION INCLUDES ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS FOR SUBMITTALS REQUIRED FOR PERFORMANCE OF THE WORK, INCLUDING SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.

COORDINATE SUBMITTALS WITH CONSTRUCTION SCHEDULE AND ACTUAL WORK PROGRESS. EACH ITEM SUBMITTED SHALL BEAR THE CONTRACTOR'S STAMP, BE DATED AND SIGNED, CERTIFYING THAT HE HAS REVIEWED AND APPROVED THE SUBMITTAL. ALLOW TWO (2) WEEKS FOR ARCHITECT'S/ENGINEER'S PROCESSING OF SHOP DRAWINGS AND PRODUCT DESCRIPTIONS REQUIRING REVIEW AND RETURN.

SUBMITTALS TO BE MADE IN FULL CONFORMANCE WITH GENERAL CONDITIONS OF THE CONTRACT (AIA DOCUMENT A201) AND THE SUPPLEMENTARY CONDITIONS.

SHOP DRAWING SUBMITTALS ARE TO BE MADE DIGITALLY AND ARE TO INCLUDE A LETTER OF TRANSMITTAL CONTAINING PROJECT NAME, CONTRACTOR'S NAME, SUPPLIER'S NAME, AND NAME OF SUBCONTRACTOR RESPONSIBLE FOR THE INSTALLATION, TITLE AND OTHER PERTINENT DATA. SHOP DRAWINGS SHALL BE SUBMITTED FOR FABRICATION, ERECTION, LAYOUT AND SETTING, AND SUCH OTHER DRAWINGS AS REQUIRED UNDER VARIOUS SECTIONS OF THE SPECIFICATIONS, UNTIL FINAL APPROVAL IS OBTAINED.

SAMPLES ARE TO MAILED (OR HAND DELIVERED) TO ARCHITECT. THEY ARE TO INCLUDE A LETTER OF TRANSMITTAL CONTAINING PROJECT NAME, CONTRACTOR'S NAME, SUPPLIER'S NAME, AND NAME OF SUBCONTRACTOR RESPONSIBLE FOR THE INSTALLATION, NUMBER OF DRAWINGS AND/OR SAMPLES, TITLE AND OTHER PERTINENT DATA. SAMPLES SHALL BE SUBMITTED UNTIL FINAL APPROVAL IS OBTAINED.

DIVISION 01 – GENERAL REQUIREMENTS (CONT)

01 33 00 – SUBMITTAL PROCEDURES (CONT)

ALONG WITH DIGITAL SHOP DRAWING SUBMITTAL, SUBMIT MANUFACTURER'S DESCRIPTIVE DATA INCLUDING CATALOG CUT SHEETS FOR MATERIALS, EQUIPMENT AND FIXTURES, SHOWING DIMENSIONS, PERFORMANCE CHARACTERISTICS AND CAPACITIES, WIRING DIAGRAMS, AND CONTROLS, SCHEDULES, AND OTHER PERTINENT INFORMATION AS REQUIRED. WHERE PRINTED MATERIALS DESCRIBE MORE THAN ONE PRODUCT OR MODEL, CLEARLY IDENTIFY WHICH IS TO BE FURNISHED.

SUBMITTALS SCHEDULE
WHEN SUBMITTALS ARE TO BE REVIEWED BY CONSULTANTS, SUBMIT DIRECTLY TO THE ARCHITECT. CONSULTANTS WILL RETURN REVIEWED SUBMITTALS THROUGH THE ARCHITECT. THE ARCHITECT WILL REQUIRE FIELD APPROVAL OF SAMPLE MATERIALS, WHERE INDICATED, PRIOR TO START OF ACTUAL WORK.

WITHIN TWO WEEKS OF CONTRACT DATE, SUBMIT TO ARCHITECT A SUBMITTALS SCHEDULE. PREPARE SCHEDULE IN CHRONOLOGICAL SEQUENCE OF "FIRST SUBMITTALS." SHOW CATEGORY OF SUBMITTAL, NAME OF SUBCONTRACTOR, GENERIC DESCRIPTION OF WORK COVERED, RELATED SECTION NUMBERS, ACTIVITY OR EVENT NUMBER ON PROGRESS SCHEDULE, SCHEDULED DATE FOR FIRST SUBMISSION, AND BLANK COLUMNS FOR ACTUAL DATE OF SUBMITTAL, RESUBMITTAL, AND FINAL RELEASE OF APPROVAL BY ARCHITECT OR ENGINEER. NOTE ANY CRITICAL DATES.

PROVIDE RE-SUBMITTALS WHEN SUBMITTALS ARE NOT APPROVED.
SAMPLES AND SHOP DRAWINGS SHALL BE PREPARED SPECIFICALLY FOR THIS PROJECT. SHOP DRAWINGS SHALL INCLUDE DIMENSIONS AND DETAILS, INCLUDING ADJACENT CONSTRUCTION AND RELATED WORK.

NOTE SPECIAL COORDINATION REQUIRED. NOTE ANY DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS.

PROVIDE WARRANTIES AS SPECIFIED. WARRANTIES SHALL BE SIGNED BY SUPPLIER OR INSTALLER RESPONSIBLE FOR PERFORMANCE. WARRANTIES SHALL NOT LIMIT LIABILITY FOR NEGLIGENCE OR NON-COMPLIANCE WITH DOCUMENTS.

01 41 00 - REGULATORY REQUIREMENTS

SUMMARY
THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING AND ANY NECESSARY CHANGES SHALL BE ADJUSTED AS PROVIDED IN THE CONTRACT FOR CHANGES IN THE WORK. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO THE ARCHITECT, HE SHALL BEAR ALL COSTS ARISING THERE FROM. THESE REGULATIONS APPLY TO THE CONTRACT THROUGHOUT AND THEY WILL BE DEEMED TO BE INCLUDED IN THE CONTRACT THE SAME AS IF WRITTEN THEREIN IN FULL.

PERMITS AND FEES
ALL WORK SHALL CONFORM WITH THE 2015 INTERNATIONAL CODE COUNCIL (ICC) CODE SYSTEM INCLUDING BUT NOT LIMITED TO THE IBC, IEBC, IECC, IMC, IPC AND NEC ADOPTED BY ROUTT COUNTY INCLUDING THEIR CODE AMENDMENTS, 2015 IFC ADOPTED BY THE STEAMBOAT SPRINGS FIRE SERVICES INCLUDING THEIR CODE AMENDMENTS, ICC A117.7-2009, 2010 ADA AND ALL OTHER GOVERNING CODES OR REGULATIONS HAVING JURISDICTION OVER THIS PROJECT.

ALL BUILDING AND RELATED CONSTRUCTION PERMITS NECESSARY FOR THE WORK SHALL BE SECURED BY THE CONTRACTOR AND PAID FOR BY THE OWNER. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL LICENSES NECESSARY FOR THE WORK, AS WELL AS THE COST OF ANY CONNECTIONS.

PROVIDE PUBLIC NOTICES AND COMPLY WITH LAWS, ORDINANCES, RULES AND REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING AND ANY NECESSARY CHANGES SHALL BE ADJUSTED AS PROVIDED IN THE CONTRACT FOR CHANGES IN THE WORK. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO THE ARCHITECT, HE SHALL BEAR ALL COSTS ARISING THEREFROM.

BURIED UTILITIES
THE INFORMATION PROVIDED ON THE DRAWING IS VERY GENERAL AS TO THE DESCRIPTION, NATURE AND LOCATION OF UNDERGROUND FACILITIES.

IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATOR TO MAINTAIN ADEQUATE AND ACCURATE INFORMATION ON THE LOCATION OF ANY UNDERGROUND FACILITY THROUGHOUT THE EXCAVATION PERIOD (IF ANY IS REQUIRED). NO PERSON SHALL MOVE OR BEGIN EXCAVATION WITHOUT FIRST NOTIFYING THE STATEWIDE NOTIFICATION ASSOCIATION OF OWNERS AND OPERATORS OF UNDERGROUND FACILITIES.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CODE CHECKS, INSPECTIONS AND LABORATORY INVESTIGATIONS REQUIRED BY ORDINANCES, CODES, RULES AND REGULATIONS, BUILDING INSPECTORS, CITY ENGINEERS, ETC., IN ADDITION TO THE LABORATORY WORK INCLUDED IN THESE SPECIFICATIONS. SOILS, CONCRETE, FIREPROOFING, WELDING AND OTHER SPECIAL TESTING WILL BE PAID FOR AND PROVIDED BY OWNER.

WHEREVER THE LAW OF THE PLACE OF BUILDING REQUIRES A SALES, CONSUMER, USE OR OTHER SIMILAR TAX, THE CONTRACTOR SHALL PAY SUCH A TAX (AS PART OF THE CONTRACT COSTS) WITH THE EXCEPTION OF THE COUNTY USE TAX PAID AT THE TIME OF BUILDING PERMIT APPLICATION TO BE PAID FOR BY OWNER.

01 42 00 – REFERENCES (DEFINITIONS AND STANDARDS)

SUMMARY
ACRONYMS OR ABBREVIATIONS ARE DEFINED TO MEAN THE INDUSTRY-RECOGNIZED NAME OF PRODUCT OR PROCEDURE. REFER TO THE APPROPRIATE TRADE ASSOCIATION OR GOVERNING AUTHORITY FOR ACCEPTED MEANING OR TO THE ARCHITECT. CURRENT APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS, AS IF WRITTEN HEREIN.

01 45 00 – QUALITY CONTROL (INSPECTION)

SUMMARY
ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT OF INSPECTION BY THE OWNER AT ALL TIMES. THESE INSPECTIONS SHALL NOT RELIEVE THE CONTRACTOR FROM THE OBLIGATION TO PROVIDE MATERIALS AND TO PERFORM WORK ACCORDING TO ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS AND MATCHING APPROVED SAMPLES. THE CONTRACTOR WILL PROMPTLY CORRECT ANY DEFICIENCIES REPORTED AND WILL CARRY OUT HIS OWN QUALITY CONTROL MEASURES FOR ALL MATERIALS WHETHER INSPECTED OR NOT.

THE CONTRACTOR WILL BE SUBJECT TO PERIODIC INSPECTIONS BY THE OWNER OR REPRESENTATIVES OF THE OWNER. NO TESTING, INSPECTION, REVIEW ACTION OR INACTION OF THE OWNER'S REPRESENTATIVES OR THE OWNER SHALL RELIEVE THE CONTRACTOR OF ANY OF THEIR OBLIGATIONS UNDER THE CONTRACT DOCUMENTS.

01 45 29 - TESTING LABORATORY SERVICES

SUMMARY
WHERE NOT INDICATED SPECIFICALLY AS OWNER'S RESPONSIBILITY, THE CONTRACTOR IS TO PROVIDE AND PAY FOR REQUIRED TESTING AND INSPECTION SERVICES SPECIFIED TO BE PERFORMED BY INDEPENDENT AGENCIES. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION OF ALL TESTING.

OWNER TO PAY FOR:
1. CONCRETE TESTING
2. WELD INSPECTIONS
3. SPECIAL INSPECTIONS
4. BOLT INSPECTIONS
5. FIRE PROTECTION INSPECTIONS

01 50 00 - TEMPORARY FACILITIES

SUMMARY
FIRE PROTECTION
ALL PRECAUTIONS AGAINST FIRE SHALL BE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE OWNER'S AND CONTRACTOR'S INSURANCE POLICIES, IN ADDITION TO THE REQUIREMENTS OF THE GENERAL CONDITIONS.

FIRE EXTINGUISHERS IN SUFFICIENT NUMBERS ON EACH FLOOR FOR THE PROTECTION OF THE WORK SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR. EXTINGUISHERS SHALL BE TYPE ABC, PRETESTED, RECORDED, AND BE BY AN APPROVED MANUFACTURER WITH AN APPROVED CAPACITY. NO GASOLINE, BENZINE NOR OTHER HAZARDOUS, COMBUSTIBLE OR EXPLOSIVE MATERIALS SHALL BE STORED WITHIN THE BUILDING. EMPTY CONTAINERS AND ALL OILY OR PAINT-SOAKED RAGS SHALL BE REMOVED FROM THE BUILDING AT THE CLOSE OF EACH DAY'S WORK.
WELDING AND FLAME CUTTING EQUIPMENT SHALL BE APPROVED, FIRST QUALITY MATERIALS, AND SUBJECT TO CODE.

PROTECTION OF PUBLIC AND PRIVATE ROADS, STREETS, WALKS, WALKWAYS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES
PROTECT ALL PUBLIC AND PRIVATE ROADS, STREETS, WALKS, WALKWAYS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING CONSTRUCTION. ALL PROTECTION DEVICES SHALL BE APPROVED AND/OR PERMITTED BY ALL AUTHORITIES HAVING JURISDICTION OVER PROTECTION DEVICES.

DO NOT CLOSE OR OBSTRUCT WALKWAYS, WALKS, ROADS AND STREETS WITHOUT PERMISSION FROM THE OWNER AND AUTHORITIES HAVING JURISDICTION. ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF WORK.

DIVISION 01 – GENERAL REQUIREMENTS (CONT)

01 50 00 - TEMPORARY FACILITIES (CONT)

PROTECTION OF EXISTING TREES AND VEGETATION
PROTECT EXISTING TREES AND OTHER VEGETATION REMAINING IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHER OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY ROPED AREAS FOR STAGING.

AT THE CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TREES AND VEGETATION THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER ACCEPTABLE TO THE ARCHITECT.

CONSTRUCTION EQUIPMENT
ALL SCAFFOLDS SHALL BE BUILT IN ACCORDANCE WITH THE REQUIREMENTS OF ALL STATE AND LOCAL LAWS AND REGULATIONS AND THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" OF THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.

ALL OTHER CONSTRUCTION APPARATUS, MACHINERY AND EQUIPMENT SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMITY WITH THE BEST PRACTICE AND SO AS TO CONTRIBUTE TO EFFICIENCY, RELIABILITY AND SAFETY OF OPERATION. THEIR RATINGS AND CAPACITIES SHALL CONFORM TO THE CODES AND STANDARDS OF THE RESPECTIVE NATIONAL ENGINEERING AND TECHNICAL SOCIETIES, AND ALL PERFORMANCE TESTS SHALL BE MADE IN ACCORDANCE WITH THE TEST CODES OF THESE SOCIETIES. ALL CAPACITIES, SIZES, WEIGHTS AND GUARANTEES ARE SPECIFIED AS MINIMUM AND MAY BE INCREASED AT THE OPTION OF THE CONTRACTOR. CONTRACTOR AT ALL TIMES SHALL HAVE FULL CONTROL OF THE AFORESAID APPARATUS, MACHINERY AND EQUIPMENT.

POWER, HEAT, SANITARY FACILITIES
THE CONTRACTOR SHALL PROVIDE AND PAY FOR TEMPORARY POWER, TEMPORARY HEAT AND OTHER REQUIRED TEMPORARY FACILITIES AS REQUIRED DURING CONSTRUCTION AS PART OF THE CONSTRUCTION COSTS. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN AMPLE SANITARY FACILITIES FOR THE WORKERS.

01 53 00 - TEMPORARY CONSTRUCTION

RELATED DOCUMENTS
A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS.

SUMMARY
A. THIS SECTION INCLUDES TEMPORARY SUPPORT AND PROTECTION OF ALL EXCAVATIONS AND STRUCTURES.
B. RELATED SECTIONS INCLUDE THE FOLLOWING:

1. DIVISION 1 SECTION 01500, "TEMPORARY FACILITIES".
2. DIVISION 2 EXISTING CONDITIONS.
3. DIVISION 3 CONCRETE.
4. DIVISION 6 SECTION 06 10 00, "ROUGH CARPENTRY" FOR SHEATHING AND BRACING.

PERFORMANCE REQUIREMENTS
A. THE CONTRACTOR SHALL SOLELY BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE REQUIREMENTS OF REGULATORY AGENCIES FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH PERFORMANCE OF THE CONTRACT.

B. THE CONTRACTOR SHALL AVAIL HIMSELF OF ANY AND ALL MEANS NECESSARY, INCLUDING BUT NOT LIMITED TO HIS OWN BEST SKILL, ATTENTION, KNOWLEDGE AND EXPERIENCE OR APPLICABLE INDUSTRY STANDARDS. IN THE EVENT THAT THESE MEASURES PROVE TO BE INADEQUATE OR THE SITUATION IS BEYOND THE EXPERTISE OF THE CONTRACTOR, AN ENGINEER SHALL BE ENGAGED TO ASSIST THE CONTRACTOR.

C. THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS FOR SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:

1. EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY;
   THE WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR THE CONTRACTOR" SUBCONTRACTORS OR SUB□SUBCONTRACTORS AND
2. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, SUCH AS TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.

E. THE CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON SAFETY OF PERSONS OR PROPERTY OR THEIR PROTECTION, DAMAGE OR LOSS. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PERFORMANCE OF THE CONTRACT, REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT SITES AND UTILITIES.

F. THE CONTRACTOR SHALL NOT LOAD OR PERMIT ANY PART OF THE CONSTRUCTION OR SITE TO BE LOADED SO AS TO ENDANGER SAFETY.

QUALITY ASSURANCE
A. CODES AND STANDARDS: COMPLY WITH INDUSTRY STANDARDS AND APPLICABLE LAWS AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO:

1. OSHA: OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
2. NFPA 241 "STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATIONS, AND DEMOLITION OPERATIONS"
3. ANSI A10 "SAFETY REQUIREMENTS FOR CONSTRUCTION AND DEMOLITION"
4. 2015 ICC BUILDING CODES ADOPTED BY ROUTT COUNTY.

B. PROFESSIONAL ENGINEER QUALIFICATIONS: THE ENGINEER ENGAGED SHALL BE LEGALLY QUALIFIED TO PRACTICE IN THE JURISDICTION WHERE THE PROJECT IS LOCATED AND WHO IS EXPERIENCED IN PROVIDING DESIGN SERVICES FOR THE TYPE OF WORK AT HAND.

PROJECT CONDITIONS
A. MONITORING: SURVEY THE PROJECT, ADJACENT STRUCTURES AND IMPROVEMENTS EMPLOYING A QUALIFIED PROFESSIONAL ENGINEER OR SURVEYOR TO ESTABLISH EXACT ELEVATIONS AND OTHER POINTS OF REFERENCE TO ACT AS BENCHMARKS. CLEARLY IDENTIFY BENCHMARKS AND RECORD EXISTING DATA. REGULARLY RESURVEY BENCHMARKS, MAINTAINING AN ACCURATE LOG OF SURVEYED INFORMATION FOR COMPARISON WITH ORIGINAL DATA.

B. SPECIAL ISSUES: NOTE THE FOLLOWING ITEMS AS BEING OF PARTICULAR CONCERN, ALBEIT NOT THE ONLY CONCERNS.

01 58 00 - PROJECT IDENTIFICATION

SUMMARY
PROVIDE PROJECT SIGNAGE INCLUDING PROJECT NAME AND NAME OF GENERAL CONTRACTOR, OWNER (UNLESS OWNER DOES NOT REQUEST THIS INFORMATION) AND ARCHITECT. COORDINATE LOCATION OF SIGNAGE AND SIGN INFORMATION WITH ARCHITECT. MAINTENANCE OF PROJECT SIGNAGE BY GENERAL CONTRACTOR.

01 62 00 - PRODUCT OPTIONS AND SUBSTITUTIONS

PROVIDE ENTIRE REQUIRED QUANTITIES OF EACH PRODUCT FROM A SINGLE SOURCE. WHEN NOT POSSIBLE, MATCH SEPARATE PROCUREMENTS.

SPECIFIC MATERIALS AND "ACCEPTED SUBSTITUTES"
ALL BIDDERS MAY SUBSTITUTE AND INCLUDE IN THEIR BID PRICE A MATERIAL OR PRODUCT OTHER THAN THOSE SPECIFIED BY NAME OR BRAND, PROVIDED THAT REQUESTS ARE SUBMITTED AND ACCEPTED BY THE ARCHITECT AND OWNER, AS DESCRIBED IN THE SUPPLEMENTARY CONDITIONS.

PROPRIETARY PRODUCTS
SPECIFYING OF PROPRIETARY PRODUCTS IS NOT MEANT TO EXCLUDE COMPETITION, BUT IS INTENDED TO SET A MINIMUM STANDARD. THE WORDS "OR ACCEPTED SUBSTITUTE" ARE IMPLIED AFTER ANY PROPRIETARY NAME. SUBSTITUTIONS WILL BE CONSIDERED ACCORDING TO SPECIFIED SUBSTITUTION PROCEDURES.

DIVISION 01 – GENERAL REQUIREMENTS (CONT)

01 73 00 - EXECUTION

SUMMARY
EACH CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO WORK INSTALLED BY OTHERS THAT IS CAUSED BY HIS WORK OR ANY OF HIS EMPLOYEES. CUTTING, PATCHING AND REPAIRING OF DAMAGED WORK SHALL BE DONE BY THE CONTRACTOR OR SUBCONTRACTOR WHO ORIGINALLY INSTALLED THE DAMAGED WORK AND THE COST SHALL BE PAID BY THE CONTRACTOR OR SUBCONTRACTOR WHO IS RESPONSIBLE FOR THE DAMAGE.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGED, BROKEN OR SCRATCHED GLASS. BEFORE FINAL ACCEPTANCE OF THE WORK, HE SHALL REPLACE, AT HIS OWN EXPENSE, ALL SUCH GLASS, EXCEPT DAMAGED GLASS PRESENTLY IN PLACE IN EXISTING STRUCTURE.

01 73 29 - CUTTING AND PATCHING

SUMMARY
CUT AND PATCH AS REQUIRED TO COMPLETE THE WORK FOR:
VISUAL QUALITY AS DIRECTED BY THE ARCHITECT.
PLUMBING, HVAC, ELECTRICAL, AND COMMUNICATION SYSTEMS.
FIRE RESISTANCE RATINGS.
INSPECTION, PREPARATION, AND PERFORMANCE.

CUT AND PATCH WITH CARE TO AVOID DAMAGE TO WORK, SAFETY HAZARDS, VIOLATION OF WARRANTY REQUIREMENTS, BUILDING CODE VIOLATIONS, OR MAINTENANCE PROBLEMS.

MATERIALS
MATCH EXISTING MATERIALS WITH NEW MATERIALS SO THAT PATCHING WORK IS UNDETECTABLE.

INSTALLATION
INSPECT FIELD CONDITIONS TO IDENTIFY ALL WORK REQUIRED.

NOTIFY OWNER AND SCHEDULE ACCORDINGLY, WORK THAT MIGHT DISRUPT BUILDING OPERATIONS.

PERFORM WORK WITH WORKMEN SKILLED IN THE TRADES INVOLVED. PREPARE SAMPLE AREA OF EACH TYPE OF WORK FOR APPROVAL. PROTECT ADJACENT WORK FROM DAMAG

DIVISION 01 – GENERAL REQUIREMENTS (CONT)

01 78 36 - WARRANTIES

SUMMARY
THE CONTRACTOR IS TO PROVIDE AND BE SOLELY RESPONSIBLE FOR A ONE YEAR LABOR AND MATERIAL WARRANTY FOR ALL COMPONENTS OF THE PROJECT. THE CONTRACTOR IS TO OBTAIN FROM HIS MATERIAL MANUFACTURERS ONE-YEAR WARRANTIES FOR THEIR MATERIALS, OR GREATER TIME IF STANDARD WARRANTY APPLIES.

THE CONTRACTOR IS TO PROVIDE A DESCRIPTION OF WARRANTY FORMS AT THE BEGINNING OF THE PROJECT TO BE APPROVED BY THE OWNER.

AT THE COMPLETION OF THE JOB, THE CONTRACTOR IS TO ISSUE THE FINAL CONTRACTOR'S WARRANTY FORM AND THE MATERIAL MANUFACTURERS' WARRANTIES ALONG WITH PROVISIONS MAKING THIS WARRANTY ASSIGNABLE TO THE OWNERS OR OTHER OWNERSHIP ENTITIES.

AS A PRECEDENT TO FINAL PAYMENT, ALL WARRANTIES REQUIRED BY THE SPECIFICATION SHALL BE OBTAINED BY THE CONTRACTOR AND FORWARDED TO THE OWNER WITH A LETTER DIRECTED TO THE OWNER GIVING A SUMMARY OF WARRANTIES INCLUDED STATING THE FOLLOWING WITH RESPECT TO EACH: CHARACTER OF WORK AFFECTED, NAME OF SUBCONTRACTOR AND/OR MANUFACTURER, PERIOD OF WARRANTY (SPECIFIC TO DATE WARRANTY GOES INTO EFFECT), AND CONDITIONS OF WARRANTY. THIS IN NO WAY LESSENS THE CONTRACTOR'S TOTAL RESPONSIBILITY.

01 78 39 - PROJECT RECORD DOCUMENTS

SUMMARY
AS THE WORK PROGRESSES, THE CONTRACTOR TO KEEP A COMPLETE AND ACCURATE RECORD OF CHANGES OR DEVIATIONS FROM THE CONTRACT DOCUMENTS AND THE SHOP DRAWINGS, INDICATING THE WORK AS ACTUALLY INSTALLED. CHANGES SHALL BE NEATLY AND CORRECTLY SHOWN ON THE RESPECTIVE PORTION OF THE AFFECTED DOCUMENTS, USING REPRODUCIBLE TRANSPARENCIES OF THE DRAWINGS AFFECTED, OR THE SPECIFICATIONS, WITH APPROPRIATE SUPPLEMENTARY NOTES. THIS RECORD SET OF DRAWINGS, SHOP DRAWINGS, AND SPECIFICATIONS SHALL BE KEPT AT THE JOB SITE FOR INSPECTION BY THE ARCHITECT AND OWNER.

THE RECORDS ABOVE SHALL BE ARRANGED IN ORDER, IN ACCORDANCE WITH THE VARIOUS SECTIONS OF THE SPECIFICATIONS, AND PROPERLY INDEXED. AT THE COMPLETION OF THE WORK, CERTIFY BY ENDORSEMENT THEREOF THAT EACH OF THE REVISED PRINTS OF THE DRAWINGS AND SPECIFICATIONS IS COMPLETE AND ACCURATE. PRIOR TO APPLICATION FOR FINAL PAYMENT, AND AS A CONDITION TO ITS APPROVAL BY THE ARCHITECT AND OWNER, DELIVER THE RECORD DRAWINGS AND SPECIFICATIONS, ARRANGED IN PROPER ORDER, INDEXED AND ENDORSED AS HEREINBEFORE SPECIFIED.

NO REVIEW OR RECEIPT OF SUCH RECORDS BY THE ARCHITECT OR OWNER SHALL BE A WAIVER OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS OR THE SHOP DRAWINGS, OR IN ANY WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO PERFORM THE SHOP DRAWINGS TO THE EXTENT THEY ARE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE ABOVE REQUIREMENTS WILL NOT BE WAIVED UNDER ANY CIRCUMSTANCES. IF THIS WORK IS NOT SATISFACTORILY PERFORMED BY CONTRACTOR, THE OWNER WILL DEDUCT FROM THE CONTRACTOR'S COMPENSATION OWNER'S COST OF HAVING THIS WORK PERFORMED BY OTHERS.

DIVISION 02 – EXISTING CONDITIONS

MAINTENANCE OF EXISTING CONDITIONS:
DO NOT DISTURB THE SITE BEYOND LIMITS OF NECESSARY ACTIVITY FOR EXECUTION OF THE CONTRACT DOCUMENTS.

HAZARDOUS MATERIAL FOUND DURING CONSTRUCTION:
IF THE CONTRACTOR BECOMES AWARE OF THE PRESENCE OF HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE INCLUDING, BUT NOT LIMITED TO, ASBESTOS, ASBESTOS CONTAINING MATERIALS, POLYCHLORINATED BIPHENYL (PCB), LEAD BASED PAINTS OR OTHER TOXIC SUBSTANCES HE SHALL, PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, PROVIDE NOTICE TO THE OWNER OF THE PRESENCE, LOCATION, AND CONDITION OF ANY KNOWN OR SUSPECTED MATERIALS THAT ARE DISCOVERED. SUCH NOTICE SHALL BE IN WRITING AND SHALL BE SUBMITTED NO MORE THAN TWENTY-FOUR (24) HOURS AFTER SUCH MATERIALS ARE DISCOVERED.

IN THE EVENT OF SUCH DISCOVERY, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL HE HAS RECEIVED WRITTEN AUTHORIZATION FROM THE OWNER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT SAID AUTHORIZATION, HE DOES SO AT HIS OWN RISK.

IN THE EVENT SUCH MATERIALS ARE IDENTIFIED OR ENCOUNTERED DURING THE COURSE OF THE PROJECT, THE OWNER, AT ITS EXPENSE, SHALL TAKE ALL REASONABLE ACTIONS TO PROPERLY AND SAFELY DEAL WITH SUCH MATERIALS.

THE CONTRACTOR AND SUBCONTRACTORS MUST COMPLY WITH ALL APPLICABLE ENVIRONMENTAL FEDERAL, STATE, LOCAL ENVIRONMENTAL, HEALTH AND SAFETY LAWS AND REGULATIONS.

DIVISION 03 - CONCRETE

03 00 00 CONCRETE:

CONTRACTOR TO COORDINATE AND PROVIDE SPECIAL INSPECTIONS AS REQUIRED BY BUILDING DEPARTMENT OR STRUCTURAL ENGINEER.

REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ALL CONCRETE WORK INCLUDING STEEL REINFORCING, TOPPING AND STRUCTURAL SLAB DESIGN AND PATCHING.

PROVIDE TOOLED CONTROL JOINTS AND CONSTRUCTION JOINTS AT FLATWORK TO MATCH EXISTING ADJACENT JOINT PATTERNS. CONSTRUCTION JOINTS TO BE PROVIDED AT EXTERIOR SLABS AT 4'-0" OC MAX IN EACH DIRECTION AND WHERE NECESSARY DUE TO PROJECT CONDITIONS. VERIFY IF EXPANSION JOINTS ARE REQUIRED.

CONCRETE FINISH:
NEW EXTERIOR CONCRETE SLABS ARE TO MATCH EXISTING ADJACENT SLAB FINISH AND COLOR.
PATCHING OF EXISTING EXTERIOR SLABS TO MATCH EXISTING ADJACENT FINISH AND COLOR.

NEW INTERIOR CONCRETE SLABS ARE TO MATCH EXISTING ADJACENT SLAB FINISH AND COLOR.
PATCHING OF EXISTING INTERIOR SLABS TO MATCH EXISTING ADJACENT FINISH AND COLOR.

APPLY "SEALTIGHT VOCOMP 30" CONCRETE SEALER BY WR MEADOWS (OR EQUAL) PER MANUFACTURES RECOMMENDATIONS AT ALL INTERIOR SLABS.

VERIFY EXTERIOR CONCRETE SEALANT WITH OWNER AND EXISTING ADJACENT PATIO SURFACES.

DIVISION 04 - MASONRY

04 43 00 STONE MASONRY:

PRODUCT:
+/- 2" REAL STONE VENEER AT EXTERIOR.

STONE MANUFACTURER, COLOR AND PATTERN TO MATCH EXISTING STONE LOCATED THROUGHOUT THE BUILDING.

STONE WINDOW SILLS AND COLUMN CAPS TO MATCH EXISTING STONE SILLS AND CAPS LOCATED THROUGHOUT THE BUILDING.

MORTAR - TYPE N MORTAR PER ASTM STANDARD C270. COLOR TO BE DETERMINED. TYPE M MORTAR BELOW GRADE.

SHEATHING PROTECTION 15# FELT LAPPED HORIZONTALLY FOR POSITIVE DRAINAGE.

MASONRY ANCHORS - GALVANIZED WALL TIES SPACE 16" OC HORIZONTALLY MAX AND 16" OC VERTICALLY MAX.

FLASHING - WR GRACE AND CO PERM-A-BARRIER, 40 MIL, RUBBERIZED ASPHALT WALL FLASHING.

ERECT 4 FT X 4 FT SAMPLE ON SITE FOR OWNER/ARCHITECT REVIEW AND APPROVAL. ILLUSTRATE FIELD PATTERN OF STONE, AN OUTSIDE CORNER, MORTAR COLOR, TOOLING OF JOINTS AND CLEANING.

INSTALL PER MANUFACTURES RECOMMENDATIONS AND/OR INDUSTRY STANDARDS, WHICHEVER IS MORE STRINGENT.

PRODUCT:
STANDARD BRICK VENEER

BRICK REPAIRS AT EXISTING CHIMNEYS. BRICK TO BE RE-USED. IF ADDITIONAL BRICK IS REQUIRED TO COMPLETE REPAIRS, NEW BRICK AND MORTAR IS TO MATCH EXISTING BRICK AND MORTAR.

INSTALL PER MANUFACTURES RECOMMENDATIONS AND/OR INDUSTRY STANDARDS, WHICHEVER IS MORE STRINGENT.

DIVISION 05 - METAL

05 10 00 STRUCTURAL METAL FRAMING:

REFER TO AND COMPLY WITH ALL STRUCTURAL DRAWINGS AND SPECIFICATIONS.

STRUCTURAL ENGINEER SHALL REVIEW ALL STRUCTURAL STEEL UNLESS NOTED OTHERWISE ON THE DRAWINGS. PROVIDE SHOP DRAWINGS FOR STRUCTURAL STEEL BEAMS, COLUMNS, LOOSE STEEL LINTELS, CONCRETE EMBED PLATES, ETC. SHOP PRIME ALL EXPOSED AND CONCEALED METAL COMPONENTS. ALL SHOP DRAWINGS SHALL BE CHECKED BY SUPPLIER AND REVIEWED BY CONTRACTOR PRIOR TO SUBMITTAL TO ARCHITECT AND ENGINEER.

DO NOT CUT HOLES THROUGH STEEL FOR PENETRATIONS OF PLUMBING ETC
WITHOUT PRIOR APPROVAL FROM STRUCTURAL ENGINEER.

FURNISH AND INSTALL ALL HANGERS, HURRICANE RAFTER CLIPS, WALL BRACKETS, END CLOSURES, FLANGES MISCELLANEOUS FITTINGS, SLEEVES, INSERTS AND ANCHORS INCLUDING FOR INTERCONNECTIONS OF PIPE AND ATTACHMENTS OF RAILINGS AND HANDRAILS TO OTHER WORK, BRACKETS, COLUMNS, LINTELS, ETC,

05 33 00 ALUMINUM DECKING:

LOCATION: EXTERIOR DECKS

BASIS OF DESIGN: VERSA DECKING INC. 651-356-1870 (www.versadeck.com), COMMERCIAL DECK SUITE C-60. COLORS - SAMPLES TO BE PROVIDED FOR OWNER / ARCHITECTS REVIEW AND APPROVAL.

INSTALL PER MANUFACTURE'S SPECIFICATIONS & WARRANTY.

05 41 00 STRUCTURAL METAL STUD FRAMING:
PRIOR TO BUILDING ANY EXTERIOR OR INTERIOR WALLS, ALL FRAMING DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

SEE STRUCTURAL FOR LIGHT GAUGE STRUCTURAL STEEL FRAMING.

05 52 00 METAL RAILINGS:

LOCATION:
EXTERIOR GUARDRAILS ON DECKS AND RETAINING WALL TO THE EAST OF THE SKI ENTRY.
REFER TO EXTERIOR DECK & RAIL DETAIL.
GATES ON GRADE LEVEL DECKS/PATIOS.
EXTERIOR GUARDRAIL ON TOP OF TRASH ENCLOSURE WALL.
REFER TO TRASH ENCLOSURE SECTIONS.

SUBMIT SHOP DRAWINGS OF METAL FABRICATIONS AND PREFABRICATED ITEMS.

GRIND EXPOSED EDGES AND WELDS SMOOTH AND FLUSH. NO TACK WELDS ALLOWED AS FINISHED PRODUCT.

FABRICATE ANCHORS AND RELATED COMPONENTS FOR METAL FABRICATIONS OF SAME MATERIAL AND FINISH UNLESS OTHERWISE SPECIFIED.

REFERENCES:
AMERICAN SOCIETY FOR TESTING OF MATERIALS (ASTM):
ASTM A36 - STANDARD SPECIFICATION FOR CARBON STRUCTURAL STEEL.
ASTM A53 - STANDARD SPECIFICATION FOR PIPE, STEEL, BLACK AND HOT-DIPPED, ZINC-COATED, WELDED AND SEAMLESS.
ASTM A269 - STANDARD SPECIFICATION FOR SEAMLESS AND WELDED AUSTENITIC STAINLESS STEEL TUBING FOR GENERAL SERVICE.

SUBMITTALS:
PRODUCT DATA: MANUFACTURER'S DATA SHEETS FOR PRODUCTS AND ASSEMBLIES SPECIFIED.
PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.
STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
CLEANING METHODS.

SHOP DRAWINGS:
INDICATE PROFILES, SIZES, CONNECTIONS, SIZE AND TYPE OF FASTENERS, ACCESSORIES.
SHOW LOCATION OF RAILS, GUARDRAILS AND GATES INCLUDING PLANS, DETAILS OF COMPONENTS AND ANCHOR DETAILS.

FIELD VERIFIED MEASUREMENTS: VERIFY DIMENSIONS INDICATED ON DRAWINGS.

SAMPLES: PROVIDE FOR EACH FINISH SPECIFIED, TWO SAMPLES REPRESENTING ACTUAL COLORS SPECIFIED.

INSTALL PER ADA AND IBC CODE REQUIREMENTS FOR DESIGN CLEARANCES, HEIGHT AND ATTACHMENT.

FINISHES:
EXTERIOR EXPOSURE - PRE-FINISH KYNAR FINISH POWDER COATING COLOR DARK BRONZE (OR APPROVED EQUAL)

05 58 00 FORMED METAL FABRICATIONS:

LOCATION:
CHIMNEY CAP / SURROUND TO BE CUSTOM FABRICATED

FINISHES:
EXTERIOR EXPOSURE - PRE-FINISH KYNAR FINISH POWDER COATING DARK BRONZE (OR APPROVED EQUAL)

DIVISION 6 WOOD, PLASTICS AND COMPOSITES

06 10 00 ROUGH CARPENTRY:

REFER TO AND COMPLY WITH ALL STRUCTURAL DRAWINGS AND SPECIFICATIONS.

PROVIDE TREATED LUMBER AT AREAS ON CONTACT WITH CONCRETE, EXPOSED EXTERIOR STRUCTURAL STEEL AND SUBJECT TO DECAY. FASTENERS TO BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

PROVIDE BLOCKING/BACKING FOR ALL DOORS, WINDOWS, WALL MOUNTED RACKS, ETC. AS REQUIRED FOR PROPER INSTALLATION.

DO NOT NOTCH STRUCTURAL MEMBERS (NEW OR EXISTING) WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.

STRUCTURAL ENGINEER AND ARCHITECT TO INSPECT ALL ROUGH CARPENTRY PRIOR TO CONCEALMENT.

FOR ADHESIVES AND GLUES USED ON PROJECT SITE, INCLUDE PRINTED STATEMENT OF VOC CONTENT.

FOR COMPOSITE-WOOD PRODUCTS, INCLUDE DOCUMENTATION INDICATING THAT PRODUCT CONTAINS NO UREA FORMALDEHYDE.

06 16 13 INSULATED SHEATHING:

SECTION INCLUDES WALL SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER AND AIR BARRIER.

BASIS-OF-DESIGN PRODUCT AND MANUFACTURER: HUBER ENGINEERED WOODS LLC; ZIP SYSTEM R-SHEATHING. BY HUBER ENGINEERED WOODS LLC, CHARLOTTE NC; PHONE: (800) 933-9220; WEBSITE: WWW.ZIPSYSTEM.COM

PERFORMANCE REQUIREMENTS:
AIR-BARRIER ASSEMBLY AIR LEAKAGE: LESS THAN 0.04 CFM/SQ. FT. AT 1.57 LBF/SQ. FT., PER ASTM E2375.
WATER-VAPOR PERMEANCE, FACER: MINIMUM 12 PERMS, ASTM E96/E96M.
WEATHER EXPOSURE: MANUFACTURER WARRANTY APPLIES FOR MAXIMUM ALLOWABLE EXPOSURE PERIOD OF 180 DAYS.

MATERIALS:
ORIENTED STRAND BOARD: DOC PS 2, MADE WITH BINDER CONTAINING NO ADDED UREA FORMALDEHYDE.
RIGID FOAM PLASTIC INSULATING BOARD: RIGID POLYISOCYANURATE FOAM CORE COMPLYING WITH ASTM C1289 TYPE II, CLASS 2, AND ICC-ES AC12, WITH COATED GLASS FIBER FACERS ON BOTH SIDES, WITH THE FOLLOWING CHARACTERISTICS:
NOMINAL DENSITY: 2.0 PCF (32 KG/CU. M).
COMPRESSIVE STRENGTH, ASTM D1621: NOT LESS THAN 20 PSI (150 KPA).
VAPOR PERMEANCE, ASTM E96/E96M: LESS THAN 1.0 PERM.
EDGE CONFIGURATION: SQUARE FINISHED.

SHEATHING JOINT-AND-PENETRATION TREATMENT MATERIAL:

SELF-ADHERING SEAM AND FLASHING TAPE: PRESSURE-SENSITIVE, SELF-ADHERING, COLD-APPLIED, SEAM TAPE CONSISTING OF POLYOLEFIN FILM WITH ACRYLIC ADHESIVE, MEETING ICC AC148.

BASIS OF DESIGN PRODUCT: HUBER ENGINEERED WOODS; ZIP SYSTEM TAPE.
THICKNESS: 0.012 INCH.

SELF-ADHERING FLEXIBLE FLASHING TAPE: PRESSURE-SENSITIVE, SELF-ADHERING, COLD-APPLIED, SEAM TAPE CONSISTING OF POLYOLEFIN FILM WITH ACRYLIC ADHESIVE, MEETING ICC-ES AC148, AND TESTED AS PART OF AN ASSEMBLY MEETING PERFORMANCE REQUIREMENTS.

BASIS OF DESIGN PRODUCT: HUBER ENGINEERED WOODS; ZIP SYSTEM STRETCH TAPE.
THICKNESS: 0.042 INCH.

REFER TO STRUCTURAL SPECIFICATIONS FOR ADDITIONAL SHEATHING REQUIREMENTS AND SPECIFICATIONS NOT SHOWN WITHIN THIS SECTION.

SHEATHING AND RELATED TAPING SHALL BE COMPLETED IN STRICT CONFORMANCE WITH EITHER THE MANUFACTURER'S SPECIFICATIONS, STRUCTURAL ENGINEER'S SPECIFICATIONS OR THE BUILDING CODE HAVING JURISDICTION OVER THIS PROJECT, WHICHEVER IS MORE STRINGENT.

06 20 00 FINISHED CARPENTRY:

INSTALL FINISH CARPENTRY WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. SCRIBE AND CUT FINISH CARPENTRY ITEMS TO FIT ADJOINING WORK. ANCHOR FINISH CARPENTRY WORK SECURELY TO SUPPORTS AND SUBSTRATES, USING CONCEALED FASTENERS AND BLIND NAILING WHERE POSSIBLE. USE FINE FINISHING NAILS FOR EXPOSED NAILING EXCEPT AS INDICATED, SET OR COUNTERSINK AND FILLED FLUSH WITH FINISHED SURFACE. USE COLORED PUTTY TO MATCH FINISH WOOD COLOR WHERE STAINED FINISH.

INTERIOR FINISHED CARPENTRY
WOODWORK, MILLWORK AND ACCESSORIES.
VERIFY TRIM MATERIAL AND FINISH WITH INTERIOR DESIGNER.

FABRICATE WOODWORK TO DIMENSIONS, PROFILES, AND DETAILS INDICATED WITH OPENINGS AND MORTISES PRECUT, WHERE POSSIBLE TO RECEIVE HARDWARE AND OTHER ITEMS & WORK. COMPLETE FABRICATION, ASSEMBLY, FINISHING, HARDWARE APPLICATION OTHER WORK BEFORE SHIPMENT TO PROJECT SITE TO MAX EXTENT POSSIBLE. FABRICATE WOODWORK WITH PRE-CUT OPENINGS, WHERE POSSIBLE, TO RECEIVE HARDWARE, APPLIANCES, PLUMBING FIXTURES, ELECTRICAL WORK AND SIMILAR ITEMS.

BEFORE PROCEEDING WITH FABRICATION OF WOODWORK OBTAIN FIELD MEASUREMENTS AND VERIFY DIMENSIONS AND SHOP DRAWING DETAILS AS REQUIRED.

FINISHED CARPENTRY:
INTERIOR DOOR AND WINDOW TRIM AND SILLS, MISC. TRIM , MISC MILLWORK.

06 46 00 WOOD TRIM:

LOCATIONS - DOOR CASING, WINDOW CASING AND SILL, CASEWORK & MILLWORK TRIM, INTERIOR MISC TRIM.

QUALITY STANDARD - AWI SECTION 300.

ROUT OR GROOVE BACKS OF FLAT TRIM MEMBERS, KERF BACKS OF OTHER WIDE FLAT MEMBERS, EXCEPT FOR MEMBERS WITH ENDS EXPOSED IN FINISHED WORK.

PROVIDE ANGLED, MITERED CORNER SECTIONS AT ALL OUTSIDE CORNERS. MINIMIZE JOINTS.

BEAR CLAW STANDARD WINDOW AND DOOR TRIM TO BE 1X3 STAIN GRADE CLEAR ALDER FOR JAMBS, HEADS AND SILLS (AT WINDOWS).

UNIT INTERIOR DOOR AND WINDOW TRIM TO MATCH BEAR CLAW STANDARD UNLESS A UNIT SPECIFIC COLOR SCHEME AND STYLE DIFFERENT THAN BEAR CLAW STANDARD IS IN PLACE PRIOR TO THE REMOVAL OF THE ORIGINAL WINDOWS.

ALL NEW INTERIOR WOOD TRIM STYLE AT DOORS AND WINDOWS TO MATCH EXISTING TRIM PRIOR THE REMOVAL OF THE ORIGINAL DOOR AND WINDOW ASSEMBLY. NEW INTERIOR TRIM WIDTH SHALL BE INCREASED FROM THE ORIGINAL WIDTH TO OVERLAP ANY FINISH LINE BETWEEN NEWLY FINISHED / PAINTED TO UNFINISHED SURFACE INTERIOR WALL SURFACE. FRAME EXTENSIONS IN THE MATERIAL MATCHING THE FRAME AND TRIM TO BE ADDED
TO EACH NEW DOOR AND WINDOW ASSEMBLY DUE TO THE INCREASED EXTERIOR WALL ASSEMBLY THICKNESS.

THE FINISH OF EACH UNIT SHALL BE COORDINATED WITH PROPERTY MANAGEMENT PRIOR TO THE START OF INTERIOR DOOR AND WINDOW ASSEMBLY AND TRIM REMOVAL.

COMMON SPACE INTERIOR DOOR AND WINDOW TRIM TO MATCH BEAR CLAW STANDARD AND COORDINATED WITH PROPERTY MANAGEMENT.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

7 21 00 THERMAL INSULATION:

PROVIDE INSULATING MATERIALS AS NOTED BELOW AND IN THE DRAWINGS.
SEE ROOF AND WALL TYPE DRAWINGS FOR EXACT LOCATIONS AND AMOUNTS OF INSULATION.

CLOSED-CELL POLYISOCYANURATE FOAM
BASIS OF DESIGN - CARLISLE SYNTEC HP-H POLYISO AND HP-H TAPERED POLYISO INSULATION (OR OTHER SPECIFIED INSULATIONS INDICATED WITHIN THE SPECIFIED ASSEMBLIES THAT IS APPROVED)

CLOSED CELL SPRAY FOAM
BASIS OF DESIGN - "JM CORBOND III". FLAME SPREAD INDEX OF 25 OR LESS FOR USE IN NON-COMBUSTIBLE CONSTRUCTION (OR EQUAL)
- GARAGE CEILING = 7" (R-49) CLOSED CELL SPRAY FOAM + CAVITY FILLED BATT INSULATION

FIBERGLASS
BASIS OF DESIGN - "UNFACED CERTAINTEED FIBER GLASS BUILDING INSULATION". NO KRAFT FACING ALLOWED ON INSULATION. THERMAL BATTS TO BE UN-FACED AND FRICTION FIT INTO STUDS. FLAME SPREAD INDEX OF 25 OR LESS FOR USE IN NON-COMBUSTIBLE CONSTRUCTION.

- NEW EXTERIOR WALL (EXTERIOR SKI ENTRY) STUD CAVITY = 5 1/2" (R-21) BATTS + 2 1/2" (R-12.6) INSULATED SHEATHING (SEE SECTION 06 16 13 FOR INSULATED SHEATHING)
- NEW INTERIOR WALL (INTERIOR SKI ENTRY) STUD CAVITY = 5 1/2" (R-21) BATTS

VENTS
PROVIDE INSULATION FOR NEW INTERIOR DUCTWORK.

SILL SEALER
PROVIDE SILL SEALER AT TOP OF CONCRETE SLABS, ENTIRE LENGTH. MANUFACTURER: DOW "WEATHERMATE" OR APPROVED EQUAL.

EXPANDABLE FOAMED-IN-PLACE INSULATION AT ALL WINDOW/DOOR SHIM SPACES AND AT ANY OTHER VOIDS AND OR GAPS IN EXTERIOR WALLS USING CARE TO AVOID BOWING FRAMES FROM OVERFILLING.

PROVIDE MANUFACTURES WARRANTY ON ALL INSULATION PRODUCTS.

ARCHITECT OR OWNER TO INSPECT ALL INSULATION PRIOR TO CONCEALMENT.

7 25 00 WEATHER BARRIERS:

LOCATIONS:
AT NEW AND EXISTING EXTERIOR WALLS. VERIFY WEATHER BARRIER IS COMPATIBLE WITH WALLS SYSTEM PER CEMENT BOARD, NATURAL STONE AND STUCCO MANUFACTURERS' REQUIREMENTS.

BASIS OF DESIGN: (AT LOCATIONS WHERE EXISTING SHEATHING IS BEING RE-USED)
DUPONT TYVEK "COMMERCIALWRAP".

INSTALL TYVEK PER MANUFACTURER'S RECOMMENDATIONS. TAPE LAPPED JOINTS WITH "TYVEK CONTRACTORS TAPE."

NOTE: PROVIDE EXTENDED 10 YEARS ON STANDARD WARRANTY BY HAVING SITE OBSERVATIONS PERFORMED BY TYVEK.

DOOR AND WINDOW SILLS, JAMBS AND HEADS:
FLASH ALL DOOR AND WINDOW EDGES WITH 9" MINIMUM WIDTH DuPont™ StraightFlash™ FLASHING, MANUFACTURED BY DUPONT. LAP FLASHING OVER NAILING FINS AFTER DOOR AND WINDOW INSTALLATION IS COMPLETE. INSTALL ALL FLASHING PER MANUFACTURER'S RECOMMENDATIONS.

BASIS OF DESIGN: (AT LOCATIONS WHERE NEW ZIP SHEATHING SYSTEM IS BE USED)
ZIP SYSTEM SEAM / FLASHING TAPE AND ZIP SYSTEM FLEXIBLE FLASHING TAPE USED IN CONJUNCTION WITH THE ZIP SYSTEM SHEATHING AND ZIP SYSTEM INSULATED SHEATHING (SEE SECTIONS 06 16 00 SHEATHING AND 16 16 13 INSULATED SHEATHING)

NOTE: INSTALL ZIP SYSTEM SEAM / FLASHING TAPE AND ZIP SYSTEM FLEXIBLE FLASHING TAPE IN COMPLIANCE WITH ZIP SYSTEM 30 YEAR WARRANTY REQUIREMENTS.

DOOR AND WINDOW SILLS, JAMBS AND HEADS:
FLASH ALL DOOR AND WINDOW EDGES WITH ZIP SYSTEM SEAM / FLASHING TAPE AND ZIP SYSTEM FLEXIBLE FLASHING TAPE, MANUFACTURED BY HUBER ENGINEERED WOODS LLC; ZIP SYSTEM SHEATHING. BY HUBER ENGINEERED WOODS LLC, CHARLOTTE NC; PHONE: (800) 933-9220; WEBSITE: WWW.ZIPSYSTEM.COM. LAP FLASHING OVER NAILING FINS AFTER DOOR AND WINDOW INSTALLATION IS COMPLETED PER MANUFACTURERS RECOMMENDATIONS.

07 31 13 ASPHALT SHINGLES:

MINERAL SURFACED FIBERGLASS REINFORCED ASPHALT SHINGLES (UL CLASS A):
BASIS OF DESIGN - GAF/ ELK "TIMBERLINE ULTRA HD".

ASPHALT SHINGLE COLOR: TO MATCH EXISTING ADJACENT ROOFS. REVIEW WITH OWNER AND ARCHITECT.
UNDERLAYMENT: "ICE AND WATER SHIELD" AS MANUFACTURED BY W.R. GRACE OR APPROVED EQUAL.

ACCESSORIES: ACCESSORIES, CONNECTORS, AND RELATED MATERIALS SHALL BE AS PER ROOFING MANUFACTURER'S INSTRUCTION AND BUILDING CODE REQUIREMENTS. SEE SECTION 07 71 00 ROOFING SPECIALTIES.

INSTALL ROOFING SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

WARRANTY: PROVIDE "GAF WEATHER-STOPPER GOLDEN PLEDGE LTD WARRANTY".

07 42 93 SOFFIT PANELS:

PERFORATED METAL SOFFIT PANELS

BASIS OF DESIGN:
PREFINISHED METAL PAC-CLAD SOFFIT PANEL BY PETERSEN ALUMINUM OR APPROVED EQUAL.
FULL VENT PAC-750 SOFFIT.

PROVIDE ALL SOFFIT PANELS WITH PAC-CLAD PETERSEN ALUMINUM GALVANIZED STEEL FINISH WITH PAC-CLAD KYNAR 500 TOP FINISH.

PAC-CLAD FLASHING AND TRIM IN KYNAR 500 CUSTOM COLORS TO BE SELECTED BY OWNER/ARCHITECT FROM STANDARD COLORS.

07 46 00 SIDING:

FIBER CEMENT SIDING PRODUCT LOCATIONS:
BEAR RIVER EXTERIOR WALLS WHERE EXISTING WOOD FINISHES ARE BEING REPLACED WITH CEMENT BOARD INCLUDING THE SOFFIT UNDER CANTILEVERED FLOORS

FIBER CEMENT HORIZONTAL SIDING:
BASIS OF DESIGN - "HARDIEPLANK SELECT CEDARMILL LAP SIDING"
0.312" THICK, 144" LONG, 7.25" WIDE (6" EXPOSURE).
FACTORY PRIME AND FINISH. COLOR AND PATTERN PER OWNER/ARCHITECT.

FIBER CEMENT VERTICAL SIDING (BOARD & BATTEN):
BASIS OF DESIGN - "HARDIEPLANK SELECT CEDARMILL LAP SIDING"
0.312" THICK, 144" LONG, 96" LONG, 48" WIDE AND 120" LONG, 48" WIDE.
BASIS OF DESIGN - "HARDIETRIM RUSTIC GRAIN BATTEN BOARDS"
0.75" THICK, 144" LONG, 2.5" WIDE
FACTORY PRIME AND FINISH. COLOR AND PATTERN PER OWNER/ARCHITECT.

FIBER CEMENT TRIM:
BASIS OF DESIGN - "HARDIETRIM BOARDS"
5/4 RUSTIC. 1" THICK, 144" LONG, 3.5", 5.5", 7.25", 9.25" AND 11.25" WIDE.
FACTORY PRIME AND FINISH. COLOR PER OWNER/ARCHITECT.

FIBER CEMENT EXTERIOR SOFFIT BOARD:
BASIS OF DESIGN - "HARDIESOFFIT® PANELS NON-VENTED CEDARMILL"
0.25" THICK, 48" WIDE, 96" LENGTH
FACTORY PRIME AND FINISH. COLOR PER OWNER/ARCHITECT.
LOCATION – UNDER CANTILEVERED FLOORS

INSTALL PER MANUFACTURERS REQUIREMENTS.

WARRANTY:
PROVIDE MANUFACTURERS 30-YEAR LIMITED WARRANTY.

DATE: 2019-03-29 PERMIT REVIEW

3/29/2019 2:03:49 PM 17022 BEAR CLAW II SET_R16

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/30/19
LICENSED ARCHITECT

NOTICE: DUTY OF COOPERATION
Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect before proceeding with the affected work increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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Eric Smith Associates, P.C.

No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

Sheet Title
PROJECT SPECIFICATIONS

Sheet Number
A013

JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt

DIVISION 07 - THERMAL AND MOISTURE PROTECTION (CONT)

07 50 00 MEMBRANE ROOFING:

MEMBRANE ROOFING SYSTEM
LOCATION - NEW PORTE-COCHERE AND SKI ENTRY ADDITIONS.

COMPATIBILITY: PROVIDE PRODUCTS RECOMMENDED BY MANUFACTURERS TO BE FULLY COMPATIBLE WITH INDICATED SUBSTRATES. PROVIDE SEPARATION OF MATERIALS AS REQUIRED TO ELIMINATE CONTACT BETWEEN INCOMPATIBLE MATERIALS.

GENERAL: ETHYLENE PROPYLENE DIENE MONOMERS FORMED INTO UNIFORM, FLEXIBLE SHEETS COMPLYING WITH ASTM D 4637, TYPE 1.
CLASS A: MINIMUM
PROVIDE FULLY ADHERED 60 MIL EPDM.
EXPOSED FACE COLOR: BLACK
FULLY ADHERED WITH MECHANICALLY ATTACHED INSULATION (OR AS REQUIRED BY ROOFING MANUFACTURER)

MANUFACTURERS
SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS OF ONE OF THE FOLLOWING:
CARLISLE (OR OTHER SPECIFIED ROOFING MEMBRANE INDICATED WITHIN THE SPECIFIED ASSEMBLIES THAT IS APPROVED)

MEMBRANE:
60-MIL EPDM IN THE LARGEST SHEET POSSIBLE WITH 3" OR 6" FACTORY-APPLIED TAP (FAT).
THE MEMBRANE TO CONFORM TO MINIMUM PHYSICAL PROPERTIES OF ASTM D4637.

INSULATION:
INSULATION TO BE CARLISLE HP-H POLYISO PER UL ASSEMBLY. PROVIDE R-35 MINIMUM INSULATING VALUE OVER SKI ENTRY.

AUXILIARY MATERIALS
SHEET SEAMING SYSTEM: MANUFACTURER'S STANDARD MATERIALS FOR SEALING LAPPED JOINTS, INCLUDING EDGE SEALER TO COVER EXPOSED SPLICED EDGES AS RECOMMENDED BY MEMBRANE MANUFACTURER.
CANT STRIPS, TAPERED EDGE STRIPS AND FLASHING ACCESSORIES: TYPES RECOMMENDED BY MEMBRANE MANUFACTURER, INCLUDING ADHESIVES, TAPES, FLASHING AND SEALANTS.
FLASHING MATERIAL: MANUFACTURER'S STANDARD FLASHING SYSTEM COMPATIBLE WITH ROOFING SYSTEM.
SLIP SHEET: TYPE RECOMMENDED BY MEMBRANE MANUFACTURER FOR PROTECTING MEMBRANE FROM INCOMPATIBLE SUBSTRATES.
PIPE BOOT: PROVIDE EPDM TYPE PIPE BOOT(S). ROOF MANUFACTURER'S STANDARD. PIPE BOOTS TO BE USED FOR VENT AND PIPE ROOF PENETRATIONS AS WELL AS FOR CONDENSING UNIT LINES AND OTHER PENETRATIONS INTO THE BUILDING.
INSULATING MATERIALS: PROVIDE TAPERED POLYISOCYANURATE TAPERED BOARD ROOF INSULATION SLOPING TO DRAIN. FABRICATE WITH TAPER OF ¼" TO 1/2" PER FOOT, UNLESS OTHERWISE INDICATED. SEE ALSO THERMAL INSULATION IN DIVISION 7.
MECHANICAL ANCHORS: CORROSION-RESISTANT TYPE AS RECOMMENDED BY INSULATION MANUFACTURER AND APPROVED BY MEMBRANE MANUFACTURER FOR DECK TYPE AND COMPLYING WITH FIRE AND INSURANCE WIND-UPLIFT RATING REQUIREMENTS.
ACCESSORIES: PROVIDE REQUIRED ACCESSORIES INCLUDING BUT NOT LIMITED TO: FASTENERS, METAL FLASHING, SECUREDGE COPING, DRIP EDGE, TERMINATION BARS, EXPANSION JOINT COVER AS NOTED ON THE DRAWINGS.

WARRANTY - PROVIDE 25 – YEAR TOTAL ROOF SYSTEM WARRANTY COVERING BOTH LABOR AND MATERIALS.

SUBMITTALS
SUBMIT PRODUCT DATA, INSTALLATION INSTRUCTIONS AND GENERAL RECOMMENDATIONS FROM MANUFACTURER OF TYPES OF ROOFING REQUIRED. INCLUDE DATA SUBSTANTIATING THAT MATERIALS COMPLY WITH REQUIREMENTS.

SAMPLES OF FINISHED ROOFING SHEETS INCLUDING T-SHAPED SIDE/END-LAP SEAMS.

CERTIFICATION THAT MATERIALS COMPLY WITH LOCAL VOC LIMITATIONS.

INSTALL PER MANUFACTURES RECOMMENDATIONS.

07 60 00 FLASHING AND SHEET METAL:

SUMMARY: ROOF FLASHING, DRIP EDGE, FASCIA, METAL CAP FLASHING, COUNTER FLASHING, BASE FLASHING, ROOF TO WALL CONNECTIONS, OVER DOOR AND WINDOW HEADS, AT WALL PENETRATIONS, MISCELLANEOUS SHEET METAL ACCESSORIES, ETC.

BASIS OF DESIGN: PREFINISHED METAL PAC-CLAD FLASHING AND TRIM BY PETERSEN ALUMINUM OR APPROVED EQUAL.

PROVIDE ALL EXPOSED FLASHING AND TRIM PIECES (DRIP EDGES, FASCIAS, FLASHING, ETC.) WITH PAC-CLAD PETERSEN ALUMINUM GALVANIZED STEEL FINISH WITH PAC-CLAD KYNAR 500 TOP FINISH AND POLYESTER WASH COAT BOTTOM FINISH IN 22-GA STEEL.

PAC-CLAD FLASHING AND TRIM IN KYNAR 500 CUSTOM COLORS TO BE SELECTED BY OWNER/ARCHITECT FROM STANDARD COLORS.

SHEET METAL FLASHING AND TRIM MATERIALS: ZINC-COATED STEEL: COMMERCIAL QUALITY WITH 0.20 PERCENT COPPER, G90 HOT-DIP GALVANIZED, MILL PHOSPHATIZED FIELD PAINTED, 20-GA, EXCEPT AS NOTED OTHERWISE.

INSTALL ALL FLASHING AND SHEET METAL IN STRICT ACCORDANCE WITH SMACNA REQUIREMENTS, MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH REQUIREMENTS OF ADJACENT MATERIALS AND SYSTEMS.

PLASTIC SHEET FLASHING AND SELF-ADHERING SHEET FLASHING: MANUFACTURES TO INCLUDE FORTIFIBER BUILDING PRODUCTS OR PROTECTO WRAP COMPANY OR APPROVED EQUAL.
20 MIL "FLEX- FLEXIBLE FLASHING PLASTIC SHEET FLASHING AND SELF-ADHERING SHEET FLASHING: MANUFACTURES TO INCLUDE FORTIFIBER BUILDING PRODUCTS OR PROTECTO WRAP COMPANY OR APPROVED EQUAL.

20 MIL "FLEX-GUARD" PVC FLEXIBLE MASONRY FLASHING BY WR MEADOWS OR APPROVED EQUAL.

07 71 00 ROOF SPECIALTIES:

DOWNSPOUTS: MILL FINISH ALUMINUM

THICKNESS: EQUAL TO OR GREATER THAN THE DOWNSPOUTS BEING REMOVED.

COLOR: PROVIDE PAC-CLAD PETERSON ALUMINUM PRE-FINISHED IN KYNAR 500 IN 22-GA THICKNESS, COLOR(S) TO MATCH EXISTING.

DOWNSPOUTS TO BE PLACED IN THE SAME LOCATIONS AS THE DOWNSPOUTS BEING REMOVED.

RETAIN EXISTING HEAT TRACE, REPAIR ANY DAMAGED COMPONENTS AS REQUIRED.

INSTALL PER MANUFACTURER'S REQUIREMENTS.

07 80 00 FIRE AND SMOKE PROTECTION:

FIREPROOFING:
CONCEALED SPRAYED-ON FIREPROOFING MATERIALS
GENERAL: FOR CONCEALED APPLICATIONS OF SPRAYED-ON FIRE PROOFING PROVIDED MANUFACTURER'S STANDARD PRODUCTS COMPLYING WITH THE REQUIREMENTS INDICATED IN THIS ARTICLE FOR MATERIAL COMPOSITION AND PHYSICAL PROPERTIES REPRESENTATIVE OF INSTALLED PRODUCT.

THE FIREPROOFING MATERIALS LISTED ARE PER THE UNDERWRITERS LABORATORIES, INC. SEE THE FIRE RATED ASSEMBLIES IN THE DOCUMENTS AND THE UL DESIGN PUBLISHED DIRECTORY FOR THE COMPLETE ASSEMBLIES AND REQUIREMENTS.

PROVIDE PRODUCT CERTIFICATES FROM FIREPROOFING MANUFACTURERS THAT EACH SPRAYED-ON FIREPROOFING PRODUCT INDICATED FOR PROJECT COMPLIES WITH SPECIFIED REQUIREMENTS INCLUDING THOSE FOR FIRE-TEST-RESPONSE CHARACTERISTICS AND COMPATIBILITY WITH ADHESIVES, PRIMERS, AND OTHER SURFACE COATINGS ON SUBSTRATES INDICATED TO RECEIVE FIREPROOFING.

AUXILIARY FIREPROOFING MATERIALS
GENERAL: PROVIDE AUXILIARY FIREPROOFING MATERIALS THAT ARE COMPATIBLE WITH SPRAYED-ON FIREPROOFING PRODUCTS AND SUBSTRATES AND ARE APPROVED BY UL OR ANOTHER TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION FOR USE IN THE FIRE-RESISTIVE DESIGNS INDICATED.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION (CONT)

07 84 13 PENETRATION FIRESTOPPING:

CONTRACTOR TO SUBMIT UL FIRE ASSEMBLIES FOR REVIEW FOR SCOPE OF PENETRATIONS AS LISTED BELOW.

THIS SECTION INCLUDES FIRESTOPPING AT THE FOLLOWING SYSTEMS:
- PENETRATIONS IN EXISTING FLOOR SYSTEMS (120-MIN RATED)
- THROUGH NEW AND EXISTING RATED WALLS (60-MIN & 120-MIN RATED)
- THROUGH ROOF (60-MIN RATED)

THIS SECTION INCLUDES FIRESTOPPING FOR THE FOLLOWING PENETRATIONS:
- BOTH EMPTY OPENINGS AND OPENINGS CONTAINING CABLES, PIPES, DUCTS, CONDUITS AND OTHER PENETRATING ITEMS.
- SEALANT JOINTS IN FIRE-RESISTANCE-RATED CONSTRUCTION.

BASIS OF DESIGN: HILTI OR 3M FIRESTOP SYSTEMS AND 3M FIRESAFE PRODUCTS OR APPROVED EQUAL.

FIRESTOP SYSTEM INSTALLATION MUST MEET REQUIREMENTS OF ASTM E 814, UL 1479 OR UL 2079 TESTED ASSEMBLIES THAT PROVIDE A FIRE RATING EQUAL TO THAT OF THE CONSTRUCTION BEING PENETRATED.

SUBMITTALS:
PRODUCT DATA - MANUFACTURER'S SPECIFICATIONS AND TECHNICAL DATA FOR EACH MATERIAL INCLUDING THE COMPOSITION AND LIMITATIONS, DOCUMENTATION OF QUALIFIED FIRESTOP SYSTEMS TO BE USED AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL FIRE STOP PENETRATIONS THAT ARE PROPOSED BY THE CONTRACTOR PER FIELD VERIFICATION ARE TO PROVIDE A UL LISTED ASSEMBLY DETAIL THAT APPLIES TO THE PROPOSED LOCATION REQUIREMENTS.

CERTIFICATION BY FIRESTOPPING MFR THAT PRODUCTS SUPPLIED COMPLY WITH LOCAL REGULATIONS FOR USE OF LOW VOLATILE ORGANIC COMPOUNDS (VOCS) AND ARE NONTOXIC TO BUILDING OCCUPANTS.

INSTALLER QUALIFICATIONS - ENGAGE AN EXPERIENCED INSTALLER WHO HAS COMPLETED FIRESTOPPING THAT IS SIMILAR IN MATERIAL, DESIGN AND EXTENT TO THAT INDICATED FOR PROJECT AND HAS PERFORMED SUCCESSFULLY.

MATERIALS:
PROVIDE FIRESTOPPING COMPOSED OF COMPONENTS THAT ARE COMPATIBLE WITH EACH OTHER, THE SUBSTRATES FORMING OPENINGS, AND THE ITEMS, IF ANY PENETRATING THE FIRESTOPPING UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY THE FIRESTOPPING MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

PRODUCTS:
COMPATIBILITY: PROVIDE FIRESTOPPING COMPOSED OF COMPONENTS THAT ARE COMPATIBLE WITH EACH OTHER, THE SUBSTRATES FORMING OPENINGS, AND THE ITEMS, IF ANY, PENETRATING THE FIRESTOPPING UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY FIRESTOPPING MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

ACCESSORIES: PROVIDE COMPONENTS FOR EACH FIRESTOPPING SYSTEM THAT ARE NEEDED TO INSTALL FILL MATERIALS. USE ONLY COMPONENTS SPECIFIED BY THE FIRESTOPPING MANUFACTURER AND APPROVED BY THE QUALIFIED TESTING AND INSPECTING AGENCY FOR THE DESIGNATED FIRE-RESISTANCE-RATED SYSTEMS.

APPLICATIONS: PROVIDE FIRESTOPPING SYSTEMS COMPOSED OF MATERIALS SPECIFIED IN THIS SECTION THAT COMPLY WITH SYSTEM PERFORMANCE AND OTHER REQUIREMENTS.

FILL MATERIALS FOR THROUGH-PENETRATION FIRESTOP SYSTEMS

CERAMIC-FIBER SEALANT: SINGLE-COMPONENT FORMULATION OF CERAMIC FIBERS AND INORGANIC BINDERS.

ENDOTHERMIC, LATEX SEALANT: SINGLE-COMPONENT, ENDOTHERMIC, LATEX FORMULATION.

INTUMESCENT, LATEX SEALANT: SINGLE-COMPONENT, INTUMESCENT, LATEX FORMULATION.

INTUMESCENT PUTTY: NONHARDENING, DIELECTRIC, WATER-RESISTANT PUTTY CONTAINING NO SOLVENTS, INORGANIC FIBERS OR SILICONE COMPOUNDS.

INTUMESCENT WRAP STRIPS: SINGLE-COMPONENT, ELASTOMERIC SHEET WITH ALUMINUM FOIL ON ONE SIDE.

JOB-MIXED VINYL COMPOUND: PREPACKAGED VINYL-BASED POWDER PRODUCT FOR MIXING WITH WATER A PROJECT SITE TO PRODUCE A PAINTABLE COMPOUND, PASSING ASTM E 136, WITH FLAME-SPREAD AND SMOKE-DEVELOPED RATINGS OF ZERO PER ASTM E 84.

SILICONE SEALANT: MOISTURE-CURING, SINGLE-COMPONENT, SILICONE-BASED, NEUTRAL-CURING ELASTOMERIC SEALANT OF GRADE INDICATED BELOW:

GRADE: POURABLE (SELF-LEVELING) FORMULATION FOR OPENINGS IN FLOORS AND OTHER HORIZONTAL SURFACES AND NONSAG FORMULATION FOR OPENINGS IN VERTICAL AND OTHER SURFACES REQUIRING A NONSLUMPING/GUNNABLE SEALANT, UNLESS INDICATED FIRESTOP SYSTEM LIMITS USE TO NONSAG GRADE FOR BOTH OPENING CONDITIONS.

AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS THAT MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

CERAMIC-FIBER SEALANT: METACAULK 525, THE RECTORSEAL CORPORATION.

ENDOTHERMIC, LATEX SEALANT: FYRE-SHIELD, TREMCO, INC.

INTUMESCENT LATEX SEALANT:
METACAULK 950, THE RECTORSEAL CORPORATION.
FS611A INTUMESCENT FIRESTOP SEALANT, HILTI CONSTRUCTION CHEMICALS, INC.

INTUMESCENT PUTTY:
PENSIL 500 INTUMESCENT PUTTY, GENERAL ELECTRIC COMPANY.
FLAME-SAFE FSP1000 PUTTY, INTERNATIONAL PROTECTIVE COATINGS CORPORATION.

INTUMESCENT WRAP STRIPS:
CS2420 INTUMESCENT WRAP, HILTI CONSTRUCTION CHEMICALS, INC.

JOB-MIXED VINYL COMPOUND:
USG FIRECODE COMPOUND, UNITED STATES GYPSUM COMPANY.
FS635 TROWELABLE FIRESTOP COMPOUND, HILTI CONSTRUCTION CHEMICAL, INC

SILICONE SEALANTS:
PENSIL 100 FIRESTOP SEALANT, GENERAL ELECTRIC COMPANY
CS240 FIRESTOP SEALANT, HILTI CONSTRUCTION CHEMICALS, INC.
METACAULK 835, THE RECTORSEAL CORPORATION.
METACAULK 880, THE RECTORSEAL CORPORATION.
FYRE-SIL, TREMCO, INC.
FYRE-SIL S/L, TREMCO, INC.

INSTALL FIRESTOP MATERIALS IN ACCORDANCE WITH UL FIRE RESISTANCE DIRECTORY. COMPLY WITH MANUFACTURER INSTRUCTIONS FOR INSTALLATION FOR ALL FIRESTOPPING MATERIALS.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION (CONT)

07 90 00 JOINT PROTECTION:

PROVIDE THE FOLLOWING SEALANT TYPES WHERE INDICATED ON THE DRAWINGS AND AT OTHER TYPICAL LOCATION, INCLUDING BUT NOT LIMITED TO:

- EXTERIOR JOINTS IN VERTICAL SURFACES INCLUDING PERIMETER JOINTS AND AROUND DISSIMILAR MATERIALS.
- EXTERIOR JOINTS IN HORIZONTAL TRAFFIC SURFACES INCLUDING CONTROL, EXPANSION AND ISOLATION JOINT IN CAST-IN-PLACE CONCRETE SLABS FOR FLOORS AND DECKS.
- INTERIOR JOINTS IN HORIZONTAL TRAFFIC SURFACES INCLUDING PERIMETER JOINTS OF EXTERIOR OPENINGS, TILE CONTROL AND EXPANSION JOINTS, PERIMETER JOINTS B/W INTERIOR WALL SURFACES AND FRAMES OF INTERIOR DOORS, WINDOWS, INTERIOR TRIM LOCATIONS.
- INTERIOR JOINTS IN HORIZONTAL TRAFFIC SURFACES INCLUDING CONTROL AND EXPANSION JOINTS IN CAST-IN-PLACE CONCRETE SLABS.
- AT ALL DISSIMILAR MATERIAL INTERSECTIONS.

MATERIALS:
PROVIDE JOINT SEALERS, JOINT FILLERS AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY SEALANT MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

EXTERIOR AND INTERIOR:
- DAP 50 YEAR "ALEX ULTRA 230 PREMIUM INDOOR/OUTDOOR SEALANT WITH MICROPBAN ANTIMICROBIAL PRODUCT PROTECTION" OR APPROVED EQUAL.

MULTI-PART POURABLE URETHANE SEALANT:
- POLYURETHANE COMPLYING WITH USE AT HORIZONTAL JOINTS IN CONCRETE FLATWORK. "VULKEM 245 MAMECO WATERPROOFING SEALANT" AND "PECORA CORPORATION - NR-200 URESPAN" OR APPROVED EQUAL.

LATEX JOINT SEALANT - INTERIOR TINTED/COLORED CAULK:
- SPECTRUM MFG. CORP. "SPECTRUM 2000", TEC "ACCUCOLOR" OR APPROVED EQUAL SILICONIZED ACRYLIC LATEX CAULK.

JOINT SEALANT BACKING:
- POLYETHYLENE FOAM COMPRESSIVE ROD STOCK. PROVIDE BACKER ROD AT ALL JOINTS AS REQUIRED.

ALL PIPING, CONDUIT, PHONE/DATA LINES AND OTHER WIRING PENETRATIONS AT FIRE RATED ASSEMBLIES SHALL BE SEALED PER REQUIRED UL ASSEMBLIES.

INTERIOR ACOUSTICAL SEALANTS:
- ACOUSTICAL SEALANT TO BE LOCATED ABOVE AND BELOW WALL PLATES AT WALL BETWEEN RESTAURANT AND OFFICE/KITCHEN AND AT INTERSECTIONS OF ACOUSTIC LID AND WALLS.

FINISH:
COLORS TO MATCH ADJACENT MATERIALS. SUBMIT COLOR SAMPLES FOR FINAL SELECTION.

PROVIDE APPROPRIATE TYPE OF SEALANT FOR GIVEN APPLICATION. INSTALL PER MANUFACTURER REQUIREMENTS.

DIVISION 08 - OPENINGS

08 12 00 METAL FRAMES:

DOOR LOCATIONS IS INDICATED ON DRAWINGS AND IN SCHEDULE.

BASIS-OF-DESIGN FOR HOLLOW METAL DOORS & FRAMES
CECO DOOR (ASSA ABLOY) OR APPROVED EQUAL
WWW.CECORDOOR.COM; 888-264-7474

PRODUCT:
FIRE RATED AND NON FIRE RATED STEEL FRAMES
SERIES SU STEEL FRAMES (UNEQUAL RABBET)
FOR 1 3/4" THICK DOORS
STANDARD WALL APPLICATION, HANDED
KNOCK DOWN CORNER AT EXISTING WALLS, WELDED CORNERS AT NEW WALLS
16 GA STEEL, FACTORY PRIMED.

SUBMITTALS:
- PRODUCT DATA: DOOR MANUFACTURER'S TECHNICAL DATA FOR EACH TYPE OF FRAME.

- SHOP DRAWINGS: SUBMIT SHOP DRAWINGS INDICATING LOCATION AND SIZE OF EACH DOOR, FRAME, ELEVATION OF EACH KIND OF DOOR, HAND OF EACH COMPONENT, DETAILS OF CONSTRUCTION, LOCATION AND EXTENT OF HARDWARE BLOCKING, FIRE RATINGS, REQUIREMENTS FOR FACTORY FINISHING AND OTHER PERTINENT DATA.

WARRANTY
LIFETIME LIMITED.

08 13 00 METAL DOORS:

DOOR LOCATIONS IS INDICATED ON DRAWINGS AND IN SCHEDULE.

BASIS-OF-DESIGN FOR HOLLOW METAL DOORS & FRAMES
CECO DOOR (ASSA ABLOY) OR APPROVED EQUAL
WWW.CECORDOOR.COM
888-264-7474

PRODUCT:
FIRE RATED AND NON FIRE RATED SOLID METAL DOORS
REGENT (RI) OR OMEGA (OI) HONEYCOMB CORE DOORS
(FLUSH AND EMBOSSED PANEL STEEL DOORS, BEVELED LOCK EDGE)
SIZE: 1 3/4" THICK
18 GA STEEL DOOR PANEL FACE, FACTORY PRIME.
PREP DOOR FOR HARDWARE

STILE AND RAIL DOORS
THRULITE DOOR BY CECO
(INSULATED TUBULAR STILE AND RAIL CONSTRUCTION WITH FULL LITE AND FLUSH SEAMLESS DESIGN)
SIZE: 1 3/4" THICK
5 5/8" STANDARD STILES AND TOP RAIL
12" STANDARD BOTTOM RAIL
16 GA STEEL DOOR PANEL
PREP DOOR FOR HARDWARE

SUBMITTALS:
- PRODUCT DATA: DOOR MANUFACTURER'S TECHNICAL DATA FOR EACH TYPE OF DOOR, INCLUDING DETAILS OF CORE AND EDGE CONSTRUCTION, TRIM FOR OPENINGS AND FACTORY FINISHING SPECIFICATIONS.
- SHOP DRAWINGS: SUBMIT SHOP DRAWINGS INDICATING LOCATION AND SIZE OF EACH DOOR, ELEVATION OF EACH KIND OF DOOR, HAND OF EACH COMPONENT, DETAILS OF CONSTRUCTION, LOCATION AND EXTENT OF HARDWARE BLOCKING, FIRE RATINGS, REQUIREMENTS FOR FACTORY FINISHING AND OTHER PERTINENT DATA.

PROVIDE TEMPERED GLASS AS REQUIRED BY CODE, AND ALL WEATHER-STRIPPING, JAMB EXTENSIONS, ADJUSTABLE THRESHOLDS, NAILING FINS, DRIP CAPS, ETC. ATTACH DOOR UNITS AS RECOMMENDED BY MANUFACTURER. DOORS SHALL BE HUNG AND SHIMMED, PLUMB AND SQUARE, PROVIDING SMOOTH OPERATION AND EVEN CLOSING.

WARRANTY
LIFETIME LIMITED.

08 14 23 CLAD WOOD DOORS:
DOOR LOCATIONS INDICATED ON DRAWINGS AND IN SCHEDULE.

BASIS OF DESIGN - PELLA, 450 SERIES, ALUMINUM-CLAD OR APPROVED EQUAL.
SEMCO WINDOWS & DOORS AND SIERRA PACIFIC WINDOWS WILL BE ACCEPTED AS EQUAL.

STYLE - SLIDING PATIO DOORS.

EXTERIOR - ALUMINUM ENDURACLAD FINISH; COLOR TO BE STANDARD "BROWN" - VERIFY FINISH WITH OWNER.

INTERIOR - UNFINISHED PINE.
FINAL INTERIOR DOOR FINISH TO BE DETERMINED BY EXISTING FINISHES INSIDE EACH UNIT.

GLAZING - ADVANCEDCOMFORT LOW-E NON-ARGON INSULATING GLASS.
(MINIMUM U-0.77, MINIMUM SHGC = 0.45 (S,E, W SIDES), SHGC = NO REQUIREMENT (NORTH SIDE))

JAMB EXTENSIONS - PROVIDE AS REQUIRED DUE TO INCREASED EXTERIOR WALL ASSEMBLY THICKNESS.

PROVIDE SLIDING SCREEN DOOR.

HARDWARE - STYLE AND FINISH TO BE SELECTED BY OWNER. PROVIDE SAMPLES FOR REVIEW.
PROVIDE MULTI-POINT LOCKING SYSTEM.

SUBMIT SHOP DRAWINGS, INSTALLATION DETAILS, TECHNICAL INFORMATION AND ROUGH OPENINGS FOR APPROVAL BY ARCHITECT PRIOR TO ORDERING.

INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

WARRANTY - LIMITED LIFETIME WARRANTY

DIVISION 08 - OPENINGS (CONT)

08 44 00 CURTAIN WALL AND GLAZED ASSEMBLIES:

BASIS OF DESIGN MANUFACTURER:
KAWNEER COMPANY INC
1600UT SYSTEM 1 CURTAIN WALL
2 1/2" X 6" FRAME; OUTSIDE GLAZED PRESSURE PLATE FORMAT.
TESTED TO AAMA 501-05 AND TAS 202
1", INSULATED, LOW – E 366-I89 DOUBLE PANE GLASS.
PAINES TO BE 1/4" CLEAR GLASS. VERIFY TINTING COLOR AND SURFACE COATING WITH OWNER.
(MINIMUM U-0.77, MINIMUM SHGC = 0.45 (S,E, W SIDES) SHGC = NO REQUIREMENT (NORTH SIDE))

FACTORY FINISHING:
KAWNEER PERMANODIC, ARCHITECTURAL CLASS 1 COLOR ANODIC COATING (COLOR ANODIZED DARK BRONZE)

PERFORMANCE:
WINDLOAD DESIGN PRESSURE = 45 LBS/SF

REFER TO DRAWINGS FOR SIZES AND CONFIGURATIONS. CONTRACTOR TO PROVIDE ROUGH OPENING PER MANUFACTURER'S APPROVED SHOP DRAWINGS.

HARDWARE OPTIONS AND FINISH TO BE DETERMINED BY ARCHITECT / OWNER.

PROVIDE TEMPERED GLASS AS REQUIRED BY CODE, AND PROVIDE ALL JAMB EXTENSIONS, NAILING FINS, DRIP CAPS, ETC. INSTALL UNITS AS RECOMMENDED BY MANUFACTURER, AND ADJUST FOR PROPER OPERATION.

PROVIDE DEFLECTORS AT ALL HORIZONTAL MULLIONS.

SUBMITTALS:
SHOP DRAWINGS: INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, HARDWARE, AND ATTACHMENTS TO OTHER WORK, OPERATIONAL CLEARANCES AND INSTALLATION DETAILS.

SAMPLES FOR INITIAL SELECTION: FOR UNITS WITH FACTORY-APPLIED COLOR FINISHES INCLUDING SAMPLES OF HARDWARE AND ACCESSORIES INVOLVING COLOR SELECTION.

SAMPLES FOR VERIFICATION: FOR ALUMINUM-FRAMED STOREFRONT SYSTEM AND COMPONENTS REQUIRED.

GLAZING: PROVIDE PRODUCT INFORMATION AND SAMPLES FOR GLAZING.

MOCK UP: PROVIDE MOCK-UP FOR WORKMANSHIP COMPARISON THROUGHOUT PROJECT. INCLUDED IN MOCK UP SHOULD BE EXTERIOR FINISHES, CURTAIN WALL SYSTEM, GLAZING SAMPLES, METAL FLASHING, ETC.

CLEAN WINDOWS AND GLAZING AT COMPLETION OF PROJECT AND RETURN TO PROJECT ONE MONTH AFTER OCCUPANCY AND ADJUST HARDWARE FOR PROPER OPERATION AND FUNCTION.

INSTALLATION TO COMPLY WITH MANUFACTURE'S WRITTEN INSTRUCTIONS AND CODE REQUIREMENTS.

WARRANTY:
PROVIDE MANUFACTURER'S STANDARD WARRANTY TWO (2) YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

08 42 29.23 SLIDING AUTOMATIC ENTRANCES:

BASIS OF DESIGN MANUFACTURER
ASSA ABLOY ENTRANCE SYSTEMS
877-SPEC-123.

WWW.ASSAABLOYENTRANCE.USWWW.ASSAABLOYENTRANCE.US
SUBSTITUTIONS: IN COMPLIANCE WITH PROCEDURES OUTLINED IN "SUBSTITUTION PROCEDURES".

SLIDING AUTOMATIC ENTRANCES
BESAM SL500 ECODOOR U-FACTOR AUTOMATIC SLIDING ENTRANCE (BASIS OF DESIGN):
BI-PARTING, FULL BREAKOUT, DOOR SYSTEM.
BI-PARTING, FIXED SIDELITE, DOOR SYSTEM.
COMPLIANCE WITH ANSI/BHMA A156.10 AMERICAN NATIONAL STANDARD FOR POWER OPERATED PEDESTRIAN DOORS.

ENTRANCE COMPONENTS:

VERTICAL STILES:	NARROW STILE 2-1/8 INCH.
BOTTOM RAILS:	10 INCH.
WEATHER-STRIPPING:	ECODOOR SEALS.
U-FACTOR DOOR PACKAGE:	EVALUATED IN COMPLIANCE WITH NFRC 100-2010, NFRC 200-2010, NFRC 500-2010, AND ASTM 283E-2010.
U-FACTOR RATING	MINIMUM 0.77 BTU/(H OF FT2) OR BETTER.
AIR INFILTRATION RATING	0.93 CUFT/MIN/SQFT 0.28X3/MX2/MIN.

GLAZING:
EXTERIOR ENTRANCE GLAZING: 1" PPG SOLARBAN 60 CLEAR INSULATING GLASS UNIT; INTERIOR AND EXTERIOR LITES TO BE 1/4 INCH CLEAR TEMPERED GLASS.
INTERIOR ENTRANCE GLAZING: 1" INSULATED GLASS UNIT; INTERIOR AND EXTERIOR LITES TO BE 1/4 INCH CLEAR TEMPERED GLASS.

VERTICAL JAMBS: 1-3/4 INCHES BY 4-1/2 INCHES.
HEADER: 4-1/2 INCHES WIDE BY 7 INCHES HIGH WITH CONTINUOUS HINGED COVER.

HARDWARE:
BREAKAWAY ARMS AND BOTTOM PIVOT ASSEMBLIES.
HYDRAULIC CLOSER(S) TO RETURN BREAKOUT DOOR AND SIDELITE PANELS TO THE CLOSED POSITION WITH MAGNETIC CATCH(S) TO RETAIN PANELS IN THE CLOSED POSITION.

LOCKING HARDWARE SHALL BE PROVIDED ON FULL BREAKOUT ENTRANCES AS INDICATED.
ELECTRIFIED SLIDE LOCK SHALL AUTOMATICALLY LOCK THE SLIDING FUNCTION OF DOOR PANELS.
SURFACE MOUNTED EXIT DEVICES SHALL LOCK THE BREAKOUT FUNCTION WHILE ALLOWING EMERGENCY EGRESS AT ALL TIMES.

GLIDE TRACK/THRESHOLD: MANUFACTURER'S THRESHOLD AS INDICATED.
EXTERIOR ENTRANCE THRESHOLD: 1/2 INCH (12.7 MM) HIGH ALUMINUM THRESHOLD WITH INTEGRAL TRACK, RECESSED MOUNTED.
INTERIOR FULL BREAKOUT ENTRANCE: RECESSED FLOOR MOUNTED GUIDE TRACK(S).
INTERIOR FIXED SIDELITE ENTRANCE: GUIDE TRACK INTEGRATED IN BOTTOM OF SIDELITE.

DOOR OPERATOR AND CONTROLLER:
ELECTRO-MECHANICAL, ENERGY EFFICIENT DC MOTOR, MAXIMUM OF 3 AMP CURRENT DRAW.

MICROPROCESSOR CONTROL BOX:
FACTORY-ADJUSTED, CLOSING SPEEDS SET TO ANSI/BHMA A156.10 REQUIREMENTS.
KEYED MODE SELECTOR CONTROL TO ALLOW SELECTION OF THE INDICATED FUNCTIONS:
"OFF", "EXIT ONLY" ONE WAY TRAFFIC WITH AUTOMATIC OPERATION FROM THE INTERIOR, "TWO WAY TRAFFIC" AUTOMATIC OPERATION FROM EXTERIOR AND INTERIOR, "PARTIAL OPENING" ENERGY SAVING DOOR POSITION ALLOWS DOOR TO AUTOMATICALLY ADJUST OPENING WIDTH BASED ON AMOUNT OF USAGE, "HOLD OPEN" DOORS HELD IN THE FULL OPEN POSITION.

ACTIVATION AND SAFETY CONTROL DEVICES:
GENERAL: ACTIVATION AND SAFETY DEVICES IN ACCORDANCE WITH ANSI/BHMA STANDARDS.
COMBINATION ACTIVATION MOTION SENSOR/SAFETY PRESENCE SENSOR: SLIDING DOOR SENSOR UTILIZING K-BAND MICROWAVE TECHNOLOGY TO DETECT MOTION AND FOCUSED ACTIVE INFRARED TECHNOLOGY TO DETECT PRESENCE; MOUNTED ON EACH SIDE OF THE HEADER.
PUSH PLATE: HARD WIRED, 6 INCH SQUARE STAINLESS STEEL PUSH PLATE SWITCH.
ACCESS CONTROL SYSTEM: KEY FOB ACTIVATION OF AUTOMATIC ENTRANCE WHEN LOCKED (ACCESS CONTROL SYSTEM BY OTHERS).

ELECTRICAL:
120 VAC THROUGH 240 VAC, 50/60 HZ, 3 AMP MINIMUM INCOMING POWER.
BROWN OUT / HIGH VOLTAGE CAPABILITY.
CONVENIENCE BATTERY: ABLE TO PROVIDE MINIMUM OF 100 CYCLES.

ALUMINUM FINISHES:
ANODIZED FINISH: AAMA 611, DARK BRONZE, AA-M12C22A44, CLASS I, 0.018 MM.

SUBMITTALS:
PRODUCT DATA.
SHOP DRAWINGS: INCLUDING ELEVATIONS, SECTIONS, DETAILS INDICATING DIMENSIONS, MATERIALS, AND FABRICATION OF DOORS, FRAMES, SIDELITES, OPERATOR, MOTION /PRESENCE SENSOR CONTROL DEVICE, ANCHORS, HARDWARE, FINISH, OPTIONS AND ACCESSORIES.
SAMPLES: SUBMIT MANUFACTURER'S SAMPLES OF ALUMINUM FINISH.

WARRANTY:
AUTOMATIC ENTRANCE DOORS SHALL BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
MANUFACTURER SHALL HAVE IN PLACE A DISPATCH PROCEDURE THAT SHALL BE AVAILABLE 24 HOURS A DAY, 7 DA

DIVISION 08 - OPENINGS (CONT)

08 52 16 CLAD WOOD WINDOWS:

WINDOW LOCATIONS INDICATED ON DRAWINGS AND IN SCHEDULE.

BASIS OF DESIGN - PELLA, 450 SERIES, ALUMINUM-CLAD OR APPROVED EQUAL.
SEMCO WINDOWS & DOORS AND SIERRA PACIFIC WINDOWS WILL BE ACCEPTED AS EQUAL.

STYLE - FIXED AND CASEMENT WINDOWS (FIELD VERIFY EXISTING WINDOWS BEING REPLACED)

GLAZING - ADVANCEDCOMFORT LOW-E NON-ARGON INSULATING GLASS.

U-FACTOR: MINIMUM 0.37 (CASEMENT)
MINIMUM 0.29 (FIXED)
SHGC: MINIMUM 0.45 (S,E, W SIDES)
NO REQUIREMENT (NORTH SIDE)
APPLIES TO BOTH FIXED AND CASEMENT WINDOWS.

CONFIRMED WITH MANUFACTURER THAT ALL WINDOWS COME WITH NFRC LABELS.

EXTERIOR - ALUMINUM COLOR TO BE STANDARD "BROWN" - VERIFY FINISH WITH OWNER.

INTERIOR - UNFINISHED PINE.
FINAL INTERIOR DOOR FINISH TO BE DETERMINED BY EXISTING FINISHES INSIDE EACH UNIT.

JAMB EXTENSIONS - PROVIDE AS REQUIRED DUE TO INCREASED EXTERIOR WALL ASSEMBLY THICKNESS.

HARDWARE - STYLE AND FINISH TO BE SELECTED BY OWNER. PROVIDE SAMPLES FOR REVIEW.

PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.

SUBMIT SHOP DRAWINGS, INSTALLATION DETAILS, TECHNICAL INFORMATION AND ROUGH OPENINGS FOR APPROVAL BY ARCHITECT PRIOR TO ORDERING.

INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

WARRANTY - LIMITED LIFETIME WARRANTY

08 62 00 UNIT SKYLIGHT:

CURB-MOUNTED SKYLIGHTS LOCATED IN THE PORTE-COCHERE ROOF ASSEMBLY

BASIS OF DESIGN: VELUX AMERICA INC., GREENWOOD, SC 29648 (www.veluxusa.com) 800-878-3589

FIXED CURB MOUNTED (FCM) UNIT SKYLIGHT
PROVIDE ALUMINUM FRAME COUNTER-FLASHING, CONDENSATION DRAINAGE GASKET, STRUCTURAL SEALANT, ETC. INSTALL ON CURB 12" HIGH MAX ABOVE ADJACENT ROOFING MATERIAL.

INSULATED GLAZING UNIT:
EXTERIOR PANE:1/4" THICK TEMPERED GLASS
INTERIOR PANE: 1/4" TEMPERED GLASS.

FINISH: DARK BRONZE

PERFORMANCE:
- FIRE RATINGS FOR ROOF ASSEMBLIES WITH FIRE CLASSIFICATIONS: UNIT SKYLIGHT TESTED IN ACCORDANCE
WITH ASTM E 108 AND LISTED AS PASSING BURNING BRAND TEST WITH TARGET CLASSIFICATION OF CLASS B.
- WATER TEST PRESSURE: 15PSF WITH NO LEAKAGE AT 5 GALLONS PER MINUTE SPRAY RATE.
- AIR LEAKAGE RATE: 0.03 CFM/FT2 MAXIMUM.

INSTALL PER MANUFACTURE'S REQUIREMENTS AND PROVIDE MANUFACTURER'S WARRANTY

08 70 00 DOOR HARDWARE:

WORK INCLUDED:
THE WORK IN THIS SECTION SHALL INCLUDE FURNISHING OF ALL ITEMS OF FINISH HARDWARE AS HEREINAFTER SPECIFIED OR OBVIOUSLY NECESSARY TO COMPLETE THE BUILDING, EXCEPT THOSE ITEMS, WHICH ARE SPECIFICALLY EXCLUDED FROM THIS SECTION OF THE SPECIFICATION.

RELATED WORK SPECIFIED ELSEWHERE:
METAL FRAMES: SECTION 08 12 00
METAL DOORS: SECTION 08 13 00
WOOD DOORS: SECTION 08 14 00
CURTAIN WALL AND GLAZED ASSEMBLIES: SECTION 08 44 00

REFERENCES:
A. ANSI/NFPA 80 - FIRE DOORS AND WINDOWS
B. AWI - ARCHITECTURAL WOODWORK INSTITUTE
C. BHMA - BUILDERS' HARDWARE MANUFACTURERS ASSOCIATION
D. DHI - DOOR AND HARDWARE INSTITUTE
E. NAAMM - NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS
F. NFPA 101 - LIFE SAFETY CODE
G. ANSI/BHMA A156.17

DESCRIPTION OF WORK:
FURNISH MATERIAL TO COMPLETE HARDWARE WORK INDICATED, AS SPECIFIED HEREIN, OR AS MAY BE REQUIRED BY ACTUAL CONDITIONS AT BUILDING.

INCLUDE ALL NECESSARY SCREWS, BOLTS, EXPANSION SHIELD, OTHER DEVICES, IF NECESSARY AS REQUIRED FOR PROPER HARDWARE APPLICATION. THE HARDWARE SUPPLIER SHALL ASSUME ALL RESPONSIBILITY FOR CORRECT QUANTITIES.

ALL HARDWARE SHALL MEET THE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL CODES AND LAWS HAVING JURISDICTION OVER THIS PROJECT, NOTWITHSTANDING ANY REAL OR APPARENT CONFLICT THEREWITH IN THESE SPECIFICATIONS.

FIRE-RATED OPENINGS
PROVIDE HARDWARE FOR FIRE-RATED OPENINGS IN COMPLIANCE WITH NFPA 80 AND NFPA STANDARDS NO. 101. THIS REQUIREMENT TAKES PRECEDENCE OVER OTHER REQUIREMENTS FOR SUCH HARDWARE. PROVIDE HARDWARE THAT HAS BEEN TESTED AND LISTED BY UL FOR THE TYPES AND SIZES OF DOORS REQUIRED AND COMPLIES WITH THE REQUIREMENTS OF THE DOOR AND DOOR FRAME LABELS.

FASTENERS
HARDWARE AS FURNISHED SHALL CONFORM TO PUBLISHED TEMPLATE GENERALLY PREPARED FOR MACHINE SCREW INSTALLATION. FURNISH EACH ITEM COMPLETE WITH ALL SCREWS REQUIRED FOR INSTALLATION. TYPICALLY, ALL EXPOSED SCREW INSTALLATION.

INSOFAR AS PRACTICAL, FURNISH CONCEALED TYPE FASTENERS FOR HARDWARE THAT IS EXPOSED. SCREWS SHALL BE FURNISHED WITH PHILLIPS FLAT HEAD, FINISHED TO MATCH ADJACENT HARDWARE.

DOOR CLOSURES AND EXIT DEVICES TO BE INSTALLED ON WOOD OR COMPOSITE FIRE DOORS SHALL BE ATTACHED WITH CLOSED HEAD THROUGH BOLTS (HEX BOLTS).

SUBMITTALS
PRIOR TO ORDERING HARDWARE, PREPARE AND SUBMIT FOR REVIEW OF HARDWARE SCHEDULE COVERING ALL ITEMS REQUIRED FOR ENTIRE JOB. SCHEDULE TO IDENTIFY MANUFACTURER OF EACH ITEM AND SHALL GIVE TYPE NUMBERS AND FINISH SYMBOLS; INCLUDING CATALOG CUTS FOR EACH ITEM. NO HORIZONTAL SCHEDULE WILL BE ACCEPTED. REVIEW OF THE HARDWARE SCHEDULE SHALL NOT RELIEVE CONTRACTOR FROM FURNISHING ALL NECESSARY HARDWARE SPECIFIED IN THIS SECTION.

FURNISH SUITABLE TEMPLATES, TOGETHER WITH FINISH HARDWARE SCHEDULE TO CONTRACTOR, FOR DISTRIBUTION TO NECESSARY TRADES.

FURNISH THREE SETS OF OPERATING AND MAINTENANCE MANUALS FOR ALL HARDWARE.

SUBMIT SAMPLES AS REQUESTED OF ANY ITEMS OF HARDWARE TO BE FURNISHED FOR THE PROJECT FOR FINAL REVIEW. ARCHITECT-ENGINEER IS SOLE JUDGE OF EQUALITY.

SUBMIT KEYING SCHEDULE AS DIRECTED BY OWNER OR ARCHITECT/ENGINEER.

GENERAL CONTRACTOR TO SUBMIT COPY OF FINAL APPROVED HARDWARE SCHEDULE TO BUILDING DEPARTMENT.

DIVISION 08 - OPENINGS (CONT)

08 70 00 DOOR HARDWARE (CONT):

PRODUCTS
BASIS OF DESIGN HARDWARE PRODUCTS FOR DOOR HARDWARE LISTED BELOW (OR EQUAL):

PRODUCTS:	MANUFACTURER:	
HINGES	(MC)	MCKINNEY / SARGENT / IVES
CYLINDERS	(CR)	CORBIN/RUSSWIN
LOCKS/LATCHES	(CR)	CORBIN/RUSSWIN
EXIT DEVICES	(CR)	CORBIN/RUSSWIN
ELECTRONIC DOOR LOCKS	(SS)	SALTO SYSTEMS
CLOSERS	(AA)	ASSA ABLOY
EXIT DEVICES	(AA)	ASSA ABLOY
OVERHEAD STOP/HOLDERS	(RW)	ROCKWOOD
MISCELLANEOUS DOOR TRIM (SILENCERS, DOOR STOPS, ETC.)	(RW)	ROCKWOOD
WEATHERSTRIPPING	(PE)	PEMCO
OVERLAPPING ASTRAGAL	(PE)	PEMCO
ELECTRIC STRIKES	(AA)	HES BY ASSA ABLOY
MAGNETIC HOLDERS	(RI)	RIXSON

FURNISH ALL ITEMS IN US26D BRUSHED SATIN CHROME EXCEPT AS INDICATED IN THE HARDWARE SCHEDULE.

USE 2 PAIR OF HINGES OR 2 EACH INTERMEDIATE PIVOTS AT DOORS 7'-6" HIGH AND OVER.

USE 5" X 4-1/2" HINGES AT DOORS 3'-6" WIDE AND OVER.

FURNISH GLASS BEAD KITS AT EXIT DEVICES WHERE REQUIRED.

FASTEN ALL EXIT DEVICES AND CLOSERS WITH SNB'S.

FURNISH ALL BRACKETS REQUIRED TO MOUNT CLOSERS, AS REQUIRED BY FRAME OR DOOR DETAILS.

QUALITY ASSURANCE
HARDWARE FURNISHED IN CONNECTION WITH DOORS AND FRAMES REQUIRING FIRE RATED LABELS SHALL BE APPROVED FOR SUCH USE AND HAVE SUCH LABELS AS REQUIRED.

HARDWARE SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE LABELING AUTHORITIES AND SHALL COMPLEMENT THE NFPA 80 AND NFPA 101 REQUIREMENTS OF DIVISION 8. ITEMS NOT SPECIFICALLY LISTED, BUT INCIDENTAL TO OR REQUIRED FOR COMPLETION OF PROJECT, SHALL BE PROVIDED AND SHALL CONFORM IN CLASS, QUALITY, AND TYPE AS REQUIRED FOR PARTICULAR USE OR AS SPECIFIED IN LIKE AND SIMILAR LOCATIONS. ALL FASTENINGS, TEMPLATES, AND ALL ACCESSORY ITEMS SCHEDULED AND/OR REQUIRED TO COMPLETE PROJECT SHALL BE PROVIDED.

SUPPLIER:

A. MANUFACTURERS: COMPANIES SPECIALIZING IN MANUFACTURING DOOR HARDWARE WITH MINIMUM TEN YEARS EXPERIENCE.

B. HARDWARE SUPPLIER: COMPANY SPECIALIZING IN SUPPLYING COMMERCIAL DOOR HARDWARE WHO HAS MAINTAINED AN OFFICE AND HAS BEEN FURNISHING HARDWARE IN THE PROJECT'S VICINITY FOR A PERIOD OF AT LEAST TEN (10) YEARS. HARDWARE SUPPLIER MUST BE AN AUTHORIZED DISTRIBUTOR OF THE PRODUCTS SPECIFIED.

HARDWARE SUPPLIER SHALL HAVE IN HIS EMPLOYMENT, AT LEAST ONE EXPERIENCED ARCHITECTURAL HARDWARE CONSULTANT (AHC) WHO IS AVAILABLE AT REASONABLE TIMES DURING BUSINESS HOURS FOR CONSULTATION ABOUT PROJECT'S HARDWARE AND REQUIREMENTS TO OWNER, ARCHITECT AND CONTRACTOR.

WARRANTY:
ALL ITEMS, EXCEPT OVERHEAD CLOSERS, SHALL BE WARRANTED IN WRITING BY THE MANUFACTURER AGAINST FAILURE DUE TO DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (5) YEARS COMMENCING ON THE DATE OF FINAL COMPLETION AND ACCEPTANCE. IN THE EVENT OF PRODUCT FAILURE, PROMPTLY REPAIR OR REPLACE ITEM WITH NO ADDITIONAL COST TO THE OWNER.

CLOSERS SHALL BE WARRANTED IN WRITING BY THE MANUFACTURER AGAINST FAILURE DUE TO DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF TEN (10) YEARS COMMENCING ON THE DATE OF FINAL COMPLETION AND ACCEPTANCE. IN THE EVENT OF PRODUCT FAILURE, PROMPTLY REPAIR OR REPLACE ITEM WITH NO ADDITIONAL COST TO THE OWNER.

CERTIFICATIONS:
A. ARCHITECTURAL HARDWARE CONSULTANT SHALL INSPECT COMPLETE INSTALLATION AND CERTIFY THAT HARDWARE HAS BEEN FURNISHED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND AS SPECIFIED HEREIN.
B. PROVIDE TWO COPIES OF CERTIFICATIONS TO ARCHITECT.

RETURN TO PROJECT ONE MONTH AFTER OCCUPANCY AND ADJUST HARDWARE FOR PROPER OPERATION AND FUNCTION.

DIVISION 09 - FINISHES

09 24 23 CEMENT STUCCO:

BASIS OF DESIGN MANUFACTURER:
STO CORP. WWW.STOCORP.COM

PRODUCT:

"STO POWERWALL" - PORTLAND CEMENT STUCCO WITH CONTINUOUS AIR AND MOISTURE BARRIER, DRAINAGE AND HIGH PERFORMANCE FINISH.
LOCATION: SEE BUILDING LAYOUTS AND ELEVATIONS.

SUBMITTALS:
MANUFACTURER'S DETAILS AND PRODUCT DATA.
SAMPLES FOR APPROVAL BY OWNER/ARCHITECT.
FASTENER MANUFACTURER'S PULL-OUT OR WITHDRAWAL CAPACITY TESTING FOR FRAME CONSTRUCTION.

WARRANTY:
PROVIDE MANUFACTURER'S STANDARD WARRANTY.

STUCCO FINISH COLORS TO BE APPROVED BY OWNER. TOTAL NUMBER OF STUCCO COLORS TO BE PROVIDED IS THREE (3).

PROVIDE ALL REQUIRED ACCESSORIES INCLUDING WEEP SCREED TERMINATIONS, CASING BEADS, CORNER BEADS, CORNER LATH, FLASHING, SEALANTS, BACKER ROD, EXPANSION & CONTROL JOINTS, ETC. AS REQUIRED FOR WEATHER TIGHT ASSEMBLY.

INSTALL STUCCO SYSTEM PER MANUFACTURERS INSTRUCTIONS, RECOMMENDATIONS AND ALL APPLICABLE CODE REQUIREMENTS.

09 29 00 GYPSUM BOARD:

RATED GYPSUM BOARD – SHALL BE OF A BRAND AND TYPE SPECIFIED WITHIN THE REFERENCED FIRE-RESISTANCE RATED ASSEMBLY.
SEAL ALL PENETRATIONS WITH APPROVED FIRE RESISTANT SEALANT.

JOINT TREATMENT: "USG DURABOND 90" JOINT COMPOUND OR OTHER AS SPECIFIED WITHIN A REFERENCED FIRE-RESISTANCE RATED ASSEMBLY.

PANEL FASTENING METHOD: SCREW ALL WALLS AND CEILINGS AT REQUIRED SPACING. PROVIDE NON-CORROSIVE FASTENERS AT ALL WET LOCATIONS.

ACCESSORIES: "USG" METAL SQUARE CORNER BEADS (26 GA, ZINC COATED), CASING BEADS, TAPE AND REINFORCEMENT, UNLESS SHOWN OTHERWISE IN DRAWINGS.

FINISH: GYPSUM BOARD WALLS AND CEILING FINISHES ARE TO MATCH EXISTING ADJACENT FINISHES THROUGHOUT EXCEPT AT WALLS TO RECEIVED WALLCOVERING WHICH REQUIRE A LEVEL 5 (MIN) FINISH.

PROVIDE A SAMPLE (3'-0" X 3'-0") FOR OWNER REVIEW AND APPROVAL BEFORE CONSTRUCTION.

09 30 00 TILE:
FOLLOW THE APPROPRIATE STANDARDS FOR ALL THE INSTALLATION TO INCLUDE:
TILE COUNCIL OF AMERICA (TCA), ASTM & ANSI

TILE TO BE PICKED BY OWNER / PROPERTY MANAGEMENT IN A STYLE CONSISTENT WITH EXISTING TILE THROUGHOUT THE COMMON AREAS OF THE BUILDING.

SEE INFORMATION ON PER FOOT MATERIAL COST IN SECTION 01 21 00 ALLOWANCES.

DIVISION 09 - FINISHES (CONT)

09 50 00 CEILINGS:
INTERIOR CEILING FRAMING SYSTEM FOR GYPSUM BOARD CEILINGS
BASIS OF DESIGN:
ARMSTRONG DRYWALL / STUCCO / PLASTER - FLAT CEILING SUSPENSION SYSTEMS
HD8906HRC - DRYWALL MAIN BEAMS
XL8965HRC - DRYWALL CROSS TEES

INSTALL CEILING FRAMING SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.

CEILING GYPSUM BOARD AS SPECIFIED WITHIN THE REFERENCED FIRE-RESISTANCE RATED ASSEMBLY SOFFITS TO BE 5/8" USG SHEETROCK FIRE CODE "X" OR "C" OR APPROVED EQUAL ON METAL FRAMING. VERIFY CEILING HEIGHT AND CONSTRUCTION WITH DRAWINGS.

09 60 00 FLOORING:
MATCH EXISTING TO BE COORDINATED WITH OWNER / PROPERTY MANAGEMENT.

09 70 00 WALL FINISHES:
MATCH EXISTING TO BE COORDINATED WITH OWNER / PROPERTY MANAGEMENT.
SEE SECTION 09 29 00 GYPSUM BOARD FOR MORE INFORMATION.

09 91 13 EXTERIOR PAINTING
PROVIDE THE FOLLOWING PAINT SYSTEMS FOR THE VARIOUS SUBSTRATES, AS INDICATED. THE SYSTEMS ARE BASED ON BENJAMIN MOORE AND CO. AND ICI, UNLESS NOTED.

EXTERIOR METAL FLUES AT BUILDING EXTERIOR-BENJAMIN MOORE
(A) PRIMER: HIGH TEMPERATURE PRIMER-SUBMIT OPTIONS FOR APPROVAL
(B) 1ST COAT: HIGH TEMPERATURE PAINT-SUBMIT OPTIONS FOR APPROVAL
(C) 2ND COAT: HIGH TEMPERATURE PAINT-SUBMIT OPTIONS FOR APPROVAL

EXTERIOR METAL FINISH - BENJAMIN MOORE
(I.E. FLASHING, EXPOSED PIPING, LOUVERS, VENTS, STEEL LINTELS, ETC. ANY NON-PRE FINISHED EXPOSED METAL LOCATIONS)
(A) PRIMER:"BENJAMIN MOORE" IRONCLAD RETARDO RUST INHIBITIVE PAINT (163)
(B) 1ST COAT:"BENJAMIN MOORE" MOORE'S SEMI-GLOSS EXTERIOR LATEX HOUSE PAINT (105)
(C) 2ND COAT: SAME AS FIRST COAT"

SUBMIT PRODUCT LITERATURE AND COLOR SELECTIONS, COLOR TO BE SIMILAR TO ADJACENT WALL MATERIAL.

SAND AND PREP ALL INTERIOR AND EXTERIOR METAL RECEIVING FIELD FINISH PRIOR TO APPLYING FINISHES TO PRODUCE A VERY SMOOTH FINISH.

INSTALL PER MANUFACTURE'S REQUIREMENTS.

09 91 23 INTERIOR PAINTING:
PROVIDE THE FOLLOWING PAINT SYSTEMS FOR THE VARIOUS SUBSTRATES, AS INDICATED. THE SYSTEMS ARE BASED ON BENJAMIN MOORE AND CO, AND ICI, UNLESS NOTED.

GYPSUM BOARD OR CONCRETE TYPICAL PAINT
(A) PRIOR TO DRYWALL TEXTURE (IF USED) APPLY ONE COAT OF "HAMILTON PREP COAT PLUS". PAINTER TO APPLY THIS COAT AS REQUIRED. PATCH CONCRETE AS REQUIRED.
(B) PRIMER: "BENJAMIN MOORE" REGAL CLASSIC PREMIUM INTERIOR LATEX PRIMER (N216). DRY FILM THICKNESS OF NOMINAL 1.5-1.6 MILS (0.038 MM - 0.040 MM)
(C) 1ST COAT: "BENJAMIN MOORE" REGAL CLASSIC PREMIUM INTERIOR 100% ACRYLIC EGGSHELL FINISH (N319). DRY FILM THICKNESS OF NOMINAL 1.2-1.5 MILS (0.030 MM - 0.038 MM).
(D) 2ND COAT: SAME AS FIRST COAT

EXPOSED BRICK OR CMU PAINT
(A) PRIOR TO PRIMER: "BENJAMIN MOORE" SUPER SPEC MASONRY INTERIOR/EXTERIOR HI-BUILD BLOCK FILLER (206) AS NEEDED FOR PITS IN EXISTING MASONRY. PAINTER TO APPLY THIS COAT AS REQUIRED.
(B) PRIMER (MINIMUM TWO COATS PRIMER, DRY FILM THICKNESS OF NOMINAL 8-12 MILS (0.20MM - 0.30 MM): "BENJAMIN MOORE" REGAL CLASSIC PREMIUM INTERIOR LATEX PRIMER (N216)
(C) 1ST COAT:"BENJAMIN MOORE" REGAL CLASSIC PREMIUM INTERIOR 100% ACRYLIC EGGSHELL FINISH (N319).
DRY FILM THICKNESS OF NOMINAL 1.2 - 1.5 MILS (0.030 MM - 0.038 MM)
(D) 2ND COAT: SAME AS FIRST COAT

INTERIOR WOOD TRIM PAINT
(A) PRIMER: PRIME WITH "BENJAMIN MOORE" REGAL CLASSIC PREMIUM INTERIOR LATEX PRIMER (N216), FRESH START MULTI-PURPOSE OIL BASED PRIMER (N024) OR FRESH START ENAMEL UNDERBODY PRIMER (217).
(B) 1ST COAT: "BENJAMIN MOORE" REGAL CLASSIC PREMIUM INTERIOR 100% ACRYLIC EGGSHELL FINISH (N319)
(C) 2ND COAT: SAME AS FIRST COAT

INTERIOR EXPOSED METAL/FERROUS
(A) PRIMER: "BENJAMIN MOORE" SUPER SPEC HP ACRYLIC METAL PRIMER (P04) OR SUPER SPEC HP ALKYL METAL PRIMER (P06)
(B) 1ST COAT: 1ST COAT: "BENJAMIN MOORE" REGAL CLASSIC PREMIUM INTERIOR 100% ACRYLIC EGGSHELL FINISH (N319)
(C) 2ND COAT: SAME AS FIRST COAT

PAINT COLOR SELECTIONS:
PAINT COLORS TO MATCH EXISITNG ADJACENT COLORS.

STAINING AND TRANSPARENT FINISHING
LOCATION: STAINING AT DOOR CASING AND TRIM.
BASIS OF DESIGN - "CABOT" OIL STAIN FINISH APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
PROVIDE SAMPLES OF "CABOT" STAIN COLOR TO BE APPROVED BY ARCHITECT AND OWNER PRIOR TO APPLICATION.

PROVIDE TWO COATS POLYURETHANE SATIN FINISH.

CONCRETE SLAB SEALANT:
BASIS OF DESIGN: WR MEADOWS SEALTIGHT.
VOCOMP-30, WATER-BASED, ACRYLIC, CONCRETE CURING AND SEALING COMPOUND.
INSTALL PER MANUFACTURES RECOMMENDATIONS.

PROVIDE SAMPLES AS NOTED UNDER SUBMITTALS BELOW FOR REVIEW BY OWNER AND ARCHITECT BEFORE PROVIDING ALL PAINT FOR PROJECT.

GENERAL
PATCH AS NEEDED, FILL CRACKS AND NAIL HOLES AND CORRECT ANY DEFECTS IN SUBSTRATE.

EXAMINE SURFACES TO RECEIVE PAINT/STAIN AND REPORT ANY DEFICIENCIES THAT MIGHT IMPAIR THE PERFORMANCE OF THE INSTALLATION. WORK INDICATES ACCEPTANCE OF SUBSTRATE.

REMOVE ALL HARDWARE, FIXTURES AND ACCESSORIES FROM SURFACES TO RECEIVE FINISH.

CAULK/FILL ALL INTERIOR TRIM WORK TO WALLS.

PAINT BLACK ALL FRAMING AND EXPOSED MATERIALS BEHIND SCREENED VENT OPENINGS AND GRILLS INCLUDING SOFFIT VENTS AND VENTILATION CHIMNEY LOCATIONS.

SAMPLES AT THE SITE OF ALL EXTERIOR AND ALL INTERIOR COLORS AND FINISHES SHALL BE PROVIDED FOR APPROVAL BY OWNERS/ARCHITECT PRIOR TO ANY ORDERING OR STAINING OR PAINTING OF ANY OF THE MATERIALS.

FOLLOW MANUFACTURER'S DIRECTIONS FOR PROPER SPREADING RATE, THICKNESS AND ACCEPTABLE TEMPERATURE AND HUMIDITY RANGE.

FINISHES MUST BE APPLIED EVENLY; SAGS, RUNS AND UNEVEN FINISHES WILL NOT BE ACCEPTED.

SET ALL NAIL HEADS AND FILL HOLES WITH FILLER TO MATCH MATERIAL. FILLER TO BE COMPATIBLE WITH FINISH. PAINT ALL INTERIOR PIPING AND MECHANICAL AND ELECTRICAL EQUIPMENT WHICH IS NOT PREFINISHED AND IS EXPOSED IN FINISHED SPACES. PAINT MISCELLANEOUS VENTS, LOUVERS, TRIM TO MATCH ADJACENT WALL COLOR OR MATERIAL.

SAND AND PREP ALL INTERIOR TRIM PRIOR TO APPLYING FINISHES TO PRODUCE A VERY SMOOTH FINISH.

SUBMITTALS
PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL INFORMATION INCLUDING PAINT LABEL ANALYSIS AND APPLICATION INSTRUCTIONS FOR EACH MATERIAL PROPOSED FOR USE.

SAMPLES: SUBMIT SAMPLES FOR ARCHITECT'S REVIEW AND COLOR AND TEXTURE ONLY. PROVIDE A LISTING OF MATERIAL AND APPLICATION FOR EACH COAT OF EACH FINISH SAMPLE.

ON 4" X 8" HARDBOARD, PROVIDE TWO SAMPLES OF EACH COLOR AND MATERIAL, WITH TEXTURE TO SIMULATE ACTUAL CONDITIONS. RESUBMIT SAMPLES AS REQUESTED BY ARCHITECT UNTIL ACCEPTABLE SHEEN, COLOR, AND TEXTURE IS ACHIEVED.

ON CONCRETE MASONRY, PROVIDE TWO 4" X 8" SAMPLES OF MASONRY FOR EACH TYPE OF FINISH AND COLOR, DEFINING FILLER, PRIME AND FINISH COAT.

ON ACTUAL WALL SURFACES AND OTHER EXTERIOR AND INTERIOR BUILDING COMPONENTS, DUPLICATE PAINTED FINISHES OF PREPARED SAMPLES. ON AT LEAST 100 SQ. FT. OF SURFACE AS DIRECTED, PROVIDE FULL COAT FINISH SAMPLES UNTIL REQUIRED SHEEN, COLOR AND TEXTURE IS OBTAINED; SIMULATE FINISHED LIGHTING CONDITIONS FOR REVIEW OF IN PLACE WORK.

DIVISION 10 - SPECIALTIES

10 14 00 SIGNAGE:

INTERIOR SIGNAGE
SIGNAGE IS TO BE PROVIDED PER IBC 2015, ANSI A117.1 AND IN ACCORDANCE WITH ADA 2010 SECTION 216 AND SHALL COMPLY WITH ADA 2010 SECTION 703.

LOCATION:
SIGNAGE TO BE PROVIDE FOR BUT IS NOT LIMITED TO THESE LOCATIONS:

DIRECTIONAL SIGNAGE
EGRESS SIGNAGE
MISCELLANEOUS IDENTIFICATION SIGNAGE
FIRE EXTINGUISHERS, FIRE HOSE CONNECTION, ETC.

PROVIDE AN ALLOWANCE OF ONE THOUSAND DOLLARS ($1,000.00) FOR INTERIOR SIGNAGE.

EXTERIOR SIGNAGE
PROVIDE AN ALLOWANCE OF EIGHT THOUSAND DOLLARS ($8,000.00) FOR EXTERIOR SIGNAGE.

EXTERIOR SIGNAGE TO BE COORDINATED WITH SEPARATE SIGN CONSULTANT AND ISSUED UNDER A SEPARATE PERMIT PER THE CITY OF STEAMBOAT SPRINGS PLANNING DEPARTMENT AND ROUTT COUNTY BUILDING DEPARTMENT.

SIGNAGE PACKAGE TO BE PROVIDED BY CONTRACTOR FOR REVIEW BY OWNER AND ARCHITECT.

DIVISION 21 - FIRE SUPPRESSION

SPRINKLER SYSTEM

THE EXISTING FIRE SPRINKLER SYSTEM IS BASED ON THE CODE REQUIREMENTS THE BUILDING WAS DESIGNED AND PERMITTED UNDER. EXISTING SYSTEM IS A COMBINATION OF A WET AND DRY SYSTEM.

EXISTING SYSTEM TO REMAIN. EXACT CONDITION AND EXTENT OF THE SYSTEM IS TO BE FIELD VERIFIED.

FIRE SPRINKLER SYSTEM TO BE EXTENDED INTO THE SKI ENTRY SPACE AND TO THE UNDERSIDE OF THE PORT-COCHERE.

SYSTEM ADDITION TO BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH NFPA 13 CURRENTLY ADOPTED BY THE CITY OF STEAMBOAT SPRINGS FIRE RESCUE DEPARTMENT. SYSTEM SHALL BE DESIGNED BY A LICENSED ENGINEER, SUBMITTED TO THE ARCHITECT AS A SUBMITTAL AND TO THE FIRE DEPARTMENT FOR REVIEW.

STATE OF COLORADO
ERIC P. SMITH
E - 1112
3/30/19
LICENSED ARCHITECT

NOTICE: DUTY OF COOPERATION

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No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

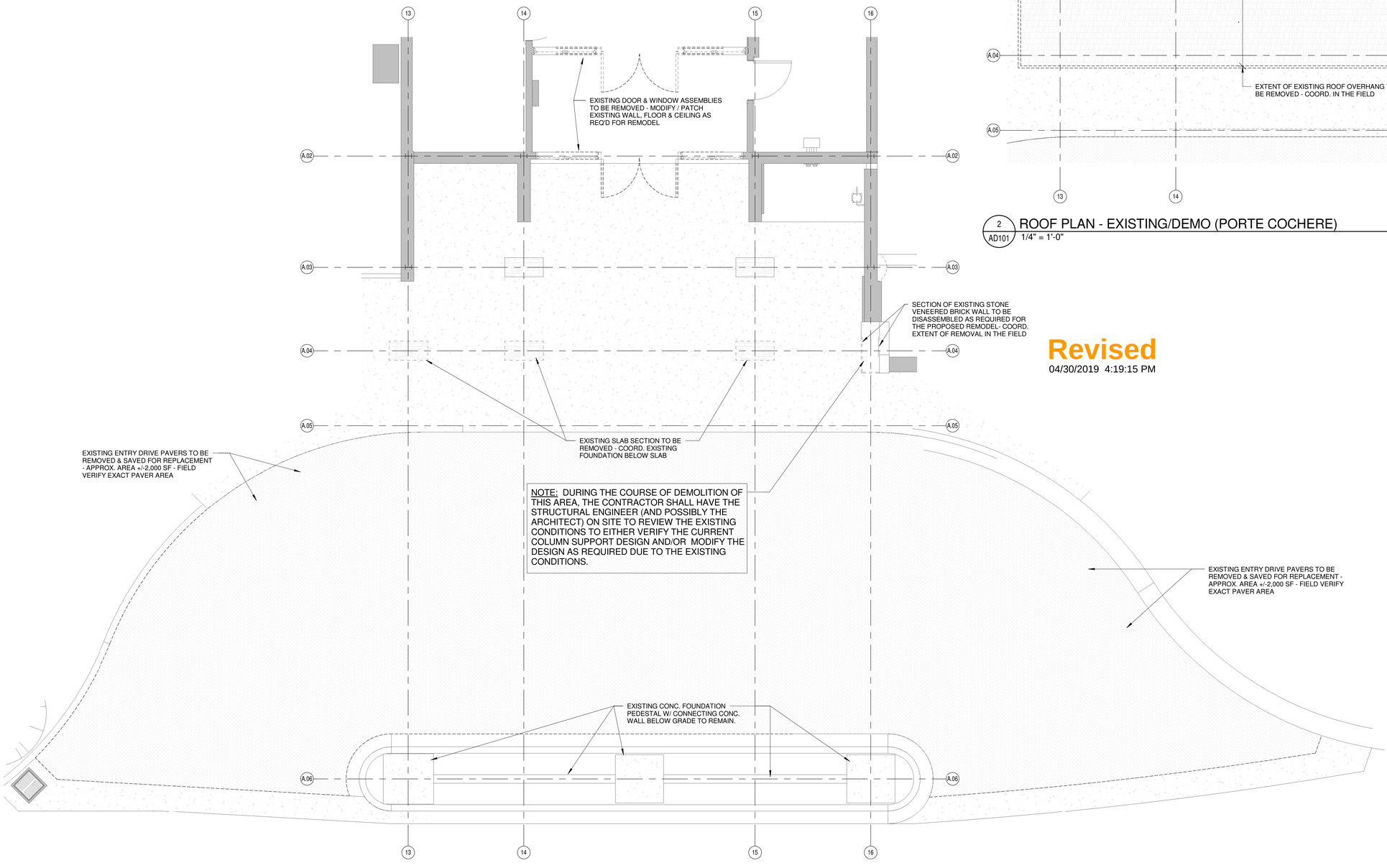
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PROJECT SPECIFICATIONS

Sheet Number
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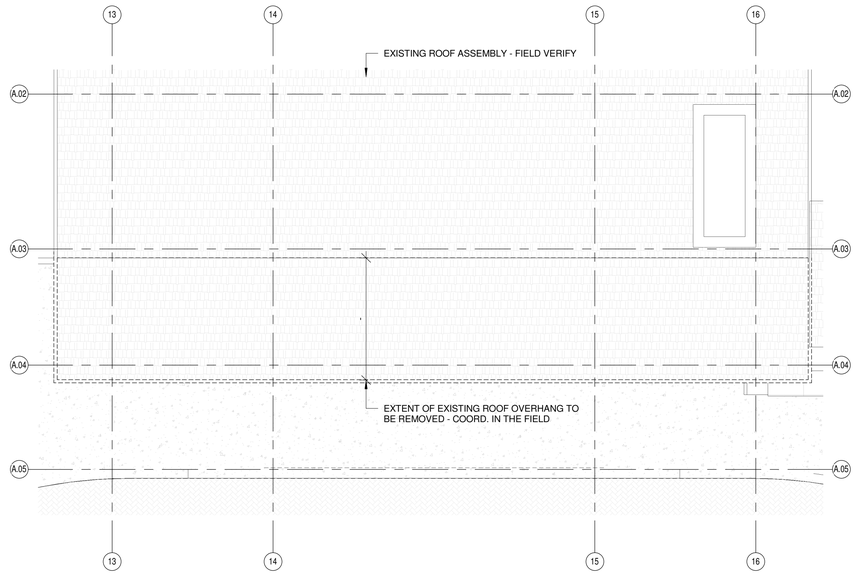
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JOB CODE & REVIT FILE: 17022 Bear Claw II CD Set_R16.rvt



1 AD101 FIRST LEVEL - EXISTING/DEMO (PORTE COCHERE)
1/4" = 1'-0"



2 AD101 ROOF PLAN - EXISTING/DEMO (PORTE COCHERE)
1/4" = 1'-0"

Revised
04/30/2019 4:19:15 PM

STATE OF COLORADO
ERIC P. SMITH
B - 1112
LICENSED ARCHITECT
3/30/19

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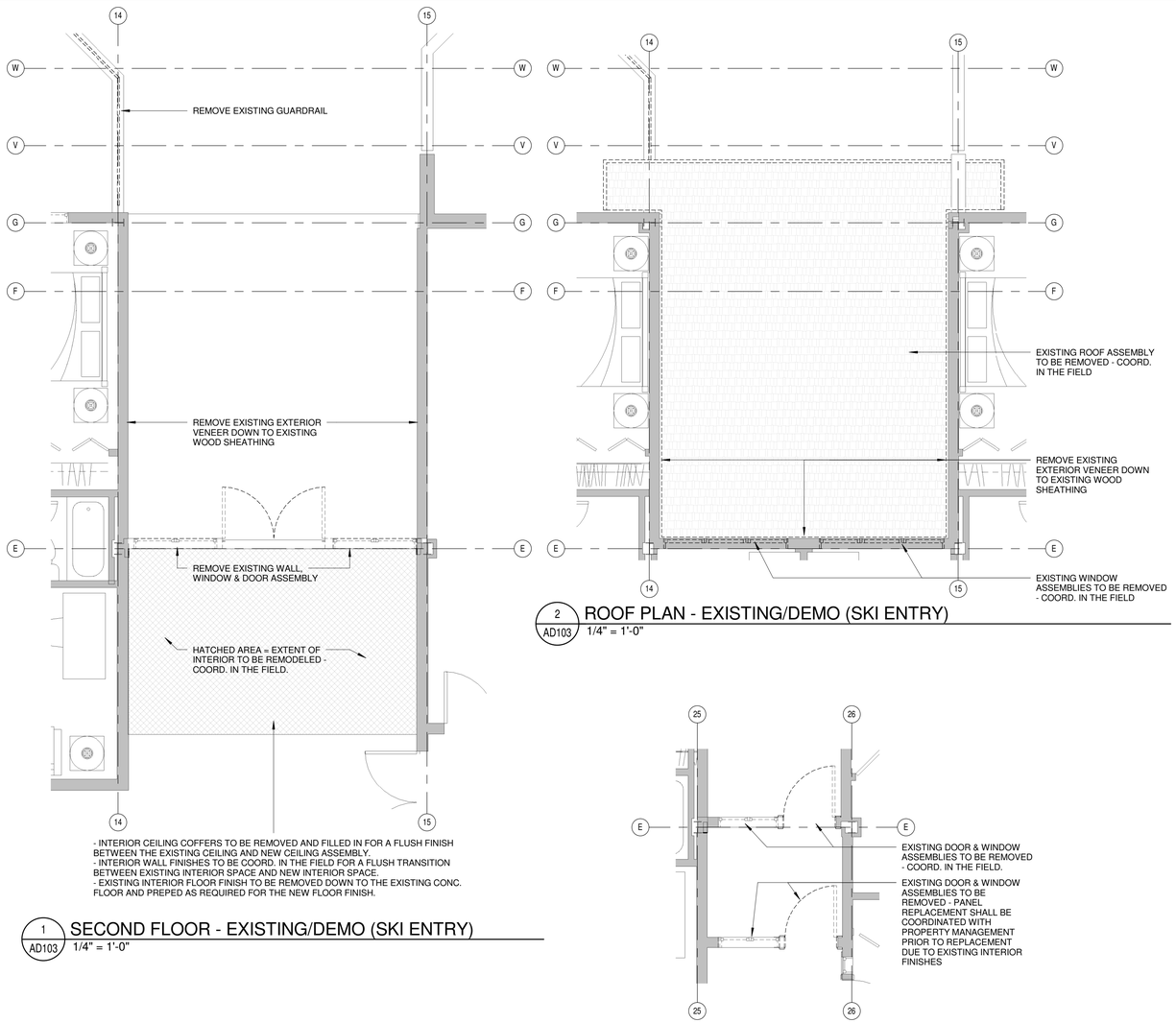
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EXISTING/DEMO - PORTE-COCHERE

Sheet Number
AD101

DATE: 2019-03-29 PERMIT REVIEW

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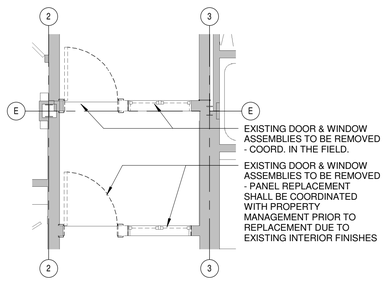
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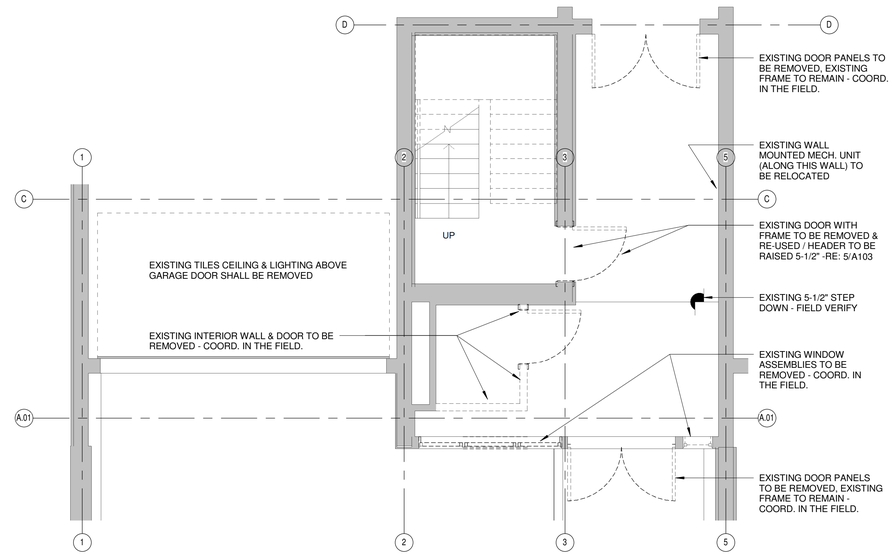
2 AD103 ROOF PLAN - EXISTING/DEMO (SKI ENTRY)
1/4" = 1'-0"

1 AD103 SECOND FLOOR - EXISTING/DEMO (SKI ENTRY)
1/4" = 1'-0"

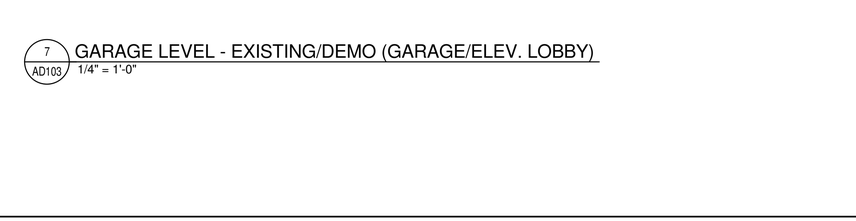
3 AD103 THIRD LEVEL - EXISTING/DEMO (NE ENTRY)
1/4" = 1'-0"



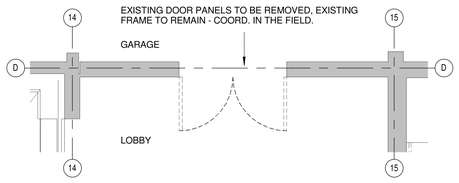
4 AD103 FIRST LEVEL - EXISTING/DEMO (NW ENTRY)
1/4" = 1'-0"



5 AD103 GARAGE LEVEL - EXISTING/DEMO (SW ENTRY)
1/4" = 1'-0"



6 AD103 SECOND LEVEL - EXISTING/DEMO (SE ENTRY)
1/4" = 1'-0"



7 AD103 GARAGE LEVEL - EXISTING/DEMO (GARAGE/ELEV. LOBBY)
1/4" = 1'-0"

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/30/19
LICENSED ARCHITECT

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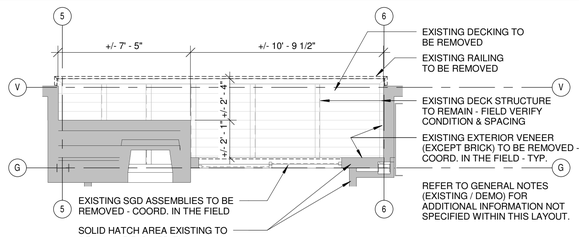
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EXISTING/DEMO - SKI ENTRY & BLDG. ENTRIES

Sheet Number
AD103

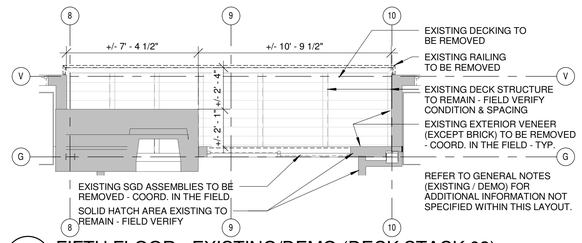
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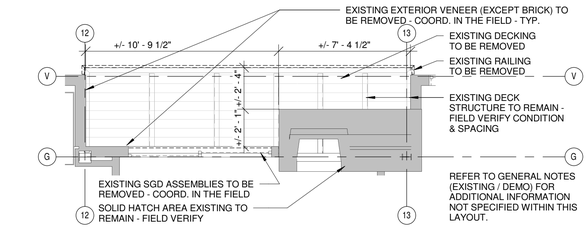
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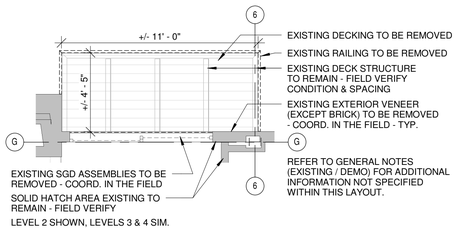
1 AD105 FIFTH FLOOR - EXISTING/DEMO (DECK STACK 02)
1/4" = 1'-0"



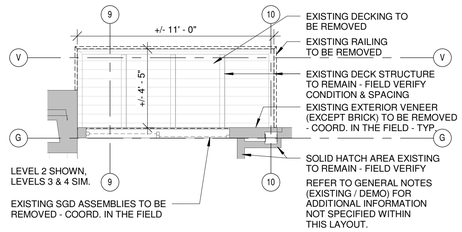
3 AD105 FIFTH FLOOR - EXISTING/DEMO (DECK STACK 03)
1/4" = 1'-0"



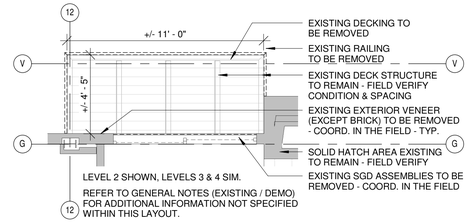
5 AD105 FIFTH FLOOR - EXISTING/DEMO (DECK STACK 04)
1/4" = 1'-0"



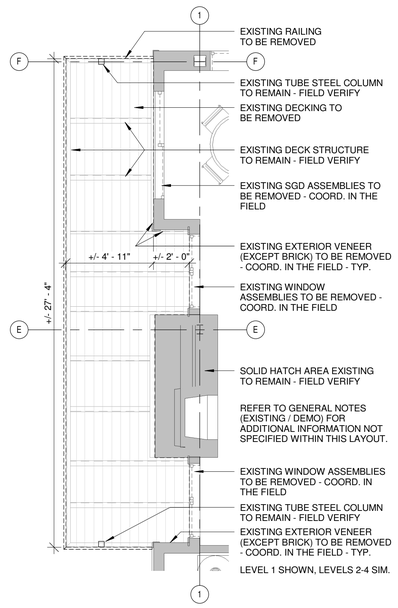
2 AD105 SECOND FLOOR - EXISTING/DEMO (DECK STACK 02)
1/4" = 1'-0"



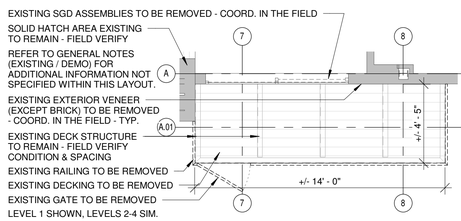
4 AD105 SECOND FLOOR - EXISTING/DEMO (DECK STACK 03)
1/4" = 1'-0"



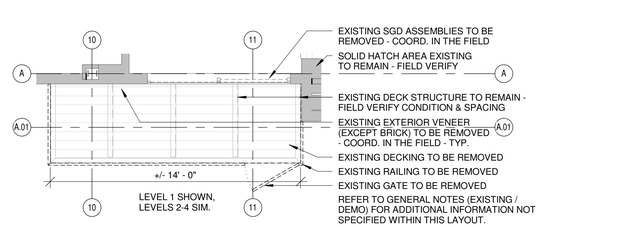
6 AD105 SECOND FLOOR - EXISTING/DEMO (DECK STACK 04)
1/4" = 1'-0"



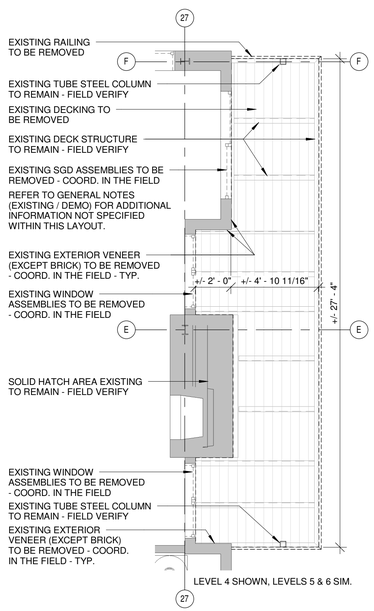
7 AD105 FIRST LEVEL - EXISTING/DEMO (DECK STACK 01)
1/4" = 1'-0"



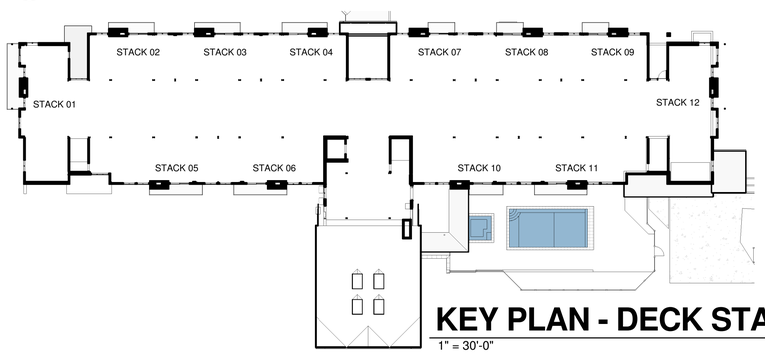
8 AD105 FIRST LEVEL - EXISTING/DEMO (DECK STACK 05)
1/4" = 1'-0"



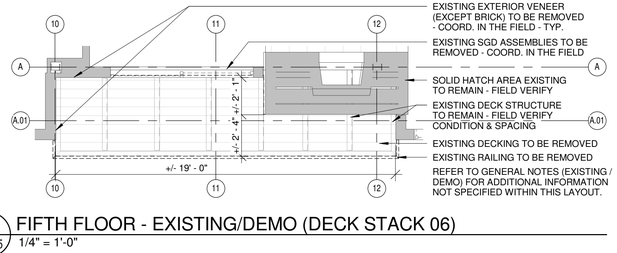
10 AD105 FIRST LEVEL - EXISTING/DEMO (DECK STACK 06)
1/4" = 1'-0"



12 AD105 FOURTH FLOOR - EXISTING/DEMO (DECK STACK 12)
1/4" = 1'-0"



KEY PLAN - DECK STACKS
1" = 30'-0"



9 AD105 FIFTH FLOOR - EXISTING/DEMO (DECK STACK 05)
1/4" = 1'-0"

11 AD105 FIFTH FLOOR - EXISTING/DEMO (DECK STACK 06)
1/4" = 1'-0"

RCRBD Record Set

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/30/19
LICENSED ARCHITECT

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Eric Smith Associates, P.C.

No.	Description	Date

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

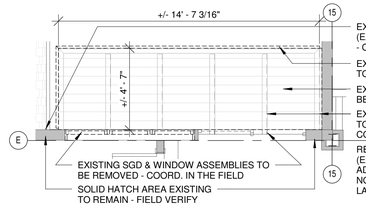
Sheet Title
EXISTING/DEMO - EXTERIOR DECKS

Sheet Number
AD105

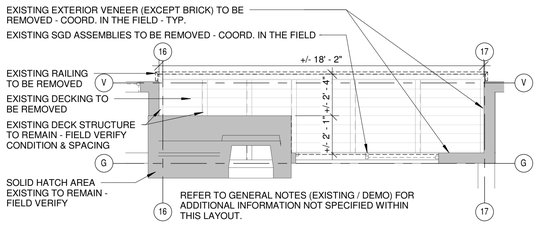
DATE: 2019-03-29 PERMIT REVIEW

3/29/2019 2:13:23 PM 17022 BEAR CLAW II SET_R16

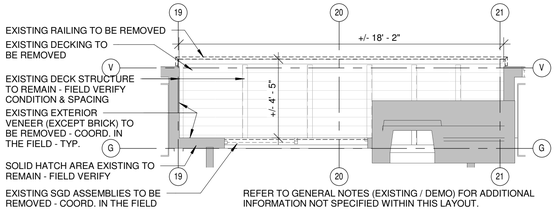
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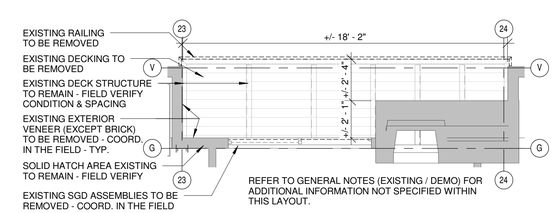
7 AD106 SEVENTH FLOOR - EXISTING/DEMO (DECK STACK 7a)
1/4" = 1'-0"



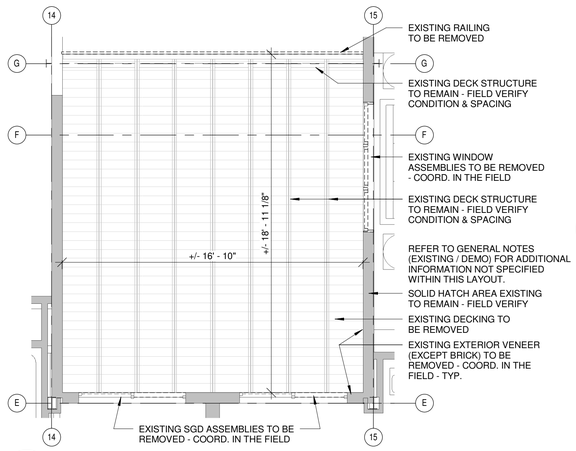
1 AD106 SIXTH LEVEL - EXISTING/DEMO (DECK STACK 7)
1/4" = 1'-0"



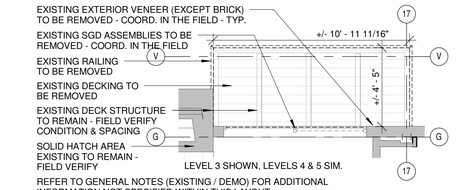
3 AD106 SIXTH LEVEL - EXISTING/DEMO (DECK STACK 8)
1/4" = 1'-0"



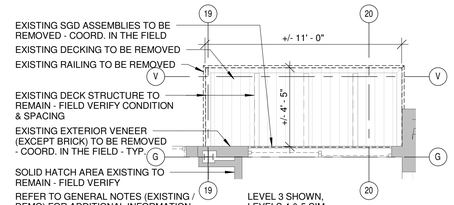
5 AD106 SIXTH LEVEL - EXISTING/DEMO (DECK STACK 9)
1/4" = 1'-0"



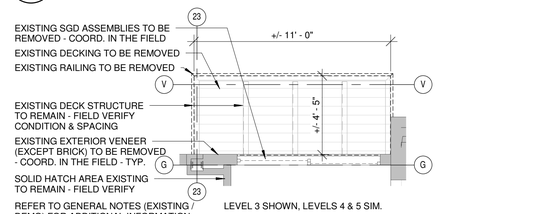
8 AD106 SIXTH LEVEL - EXISTING/DEMO (DECK STACK 7a)
1/4" = 1'-0"



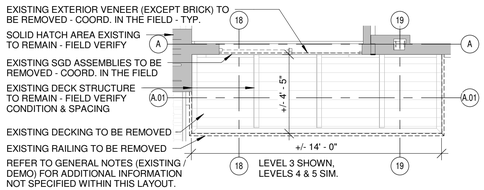
2 AD106 THIRD FLOOR - EXISTING/DEMO (DECK STACK 07)
1/4" = 1'-0"



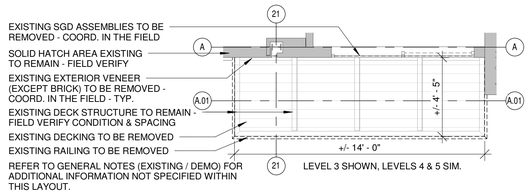
4 AD106 THIRD FLOOR - EXISTING/DEMO (DECK STACK 08)
1/4" = 1'-0"



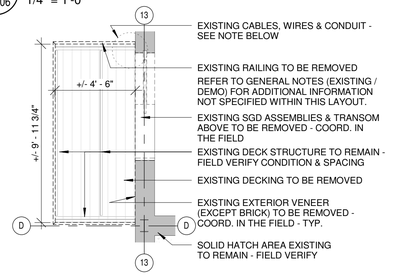
6 AD106 THIRD FLOOR - EXISTING/DEMO (DECK STACK 09)
1/4" = 1'-0"



10 AD106 THIRD FLOOR - EXISTING/DEMO (DECK STACK 10)
1/4" = 1'-0"

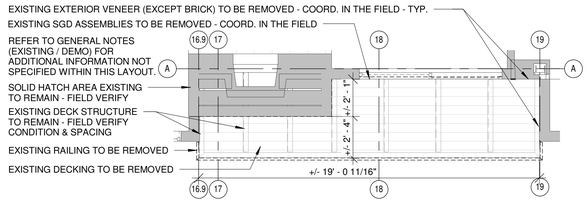


12 AD106 THIRD FLOOR - EXISTING/DEMO (DECK STACK 11)
1/4" = 1'-0"

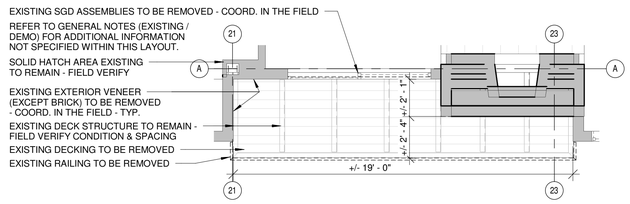


NOTE: EXISTING CABLES, WIRES & CONDUIT RUN THROUGH BOTH THE DECKING & RAILING WHICH SHALL BE THUROUGHLY REVIEWED BY THE CONTRACTOR PRIOR TO DEMOLITION. CARE SHALL BE TAKEN WHEN CUTTING THE DECKING AND RAILING OUT FROM AROUND THE EXISTING CABLES, WIRES & CONDUIT. RE: PROJECT GENERAL NOTES EXISTING/DEMO & REMODEL/REPAIR.

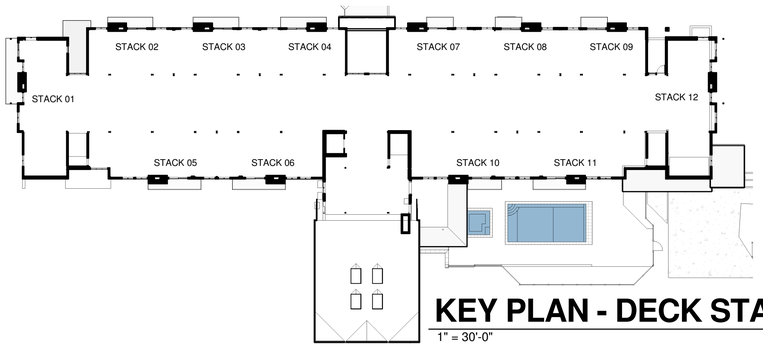
11 AD106 SIXTH LEVEL - EXISTING/DEMO (DECK STACK 10)
1/4" = 1'-0"



13 AD106 SIXTH LEVEL - EXISTING/DEMO (DECK STACK 11)
1/4" = 1'-0"



9 AD106 LOFT LEVEL - EXISTING/DEMO (DECK STACK 7b)
1/4" = 1'-0"



KEY PLAN - DECK STACKS
1" = 30'-0"

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/29/19
LICENSED ARCHITECT

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Eric Smith Associates, P.C.

No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5488, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

Sheet Title
EXISTING/DEMO - EXTERIOR DECKS

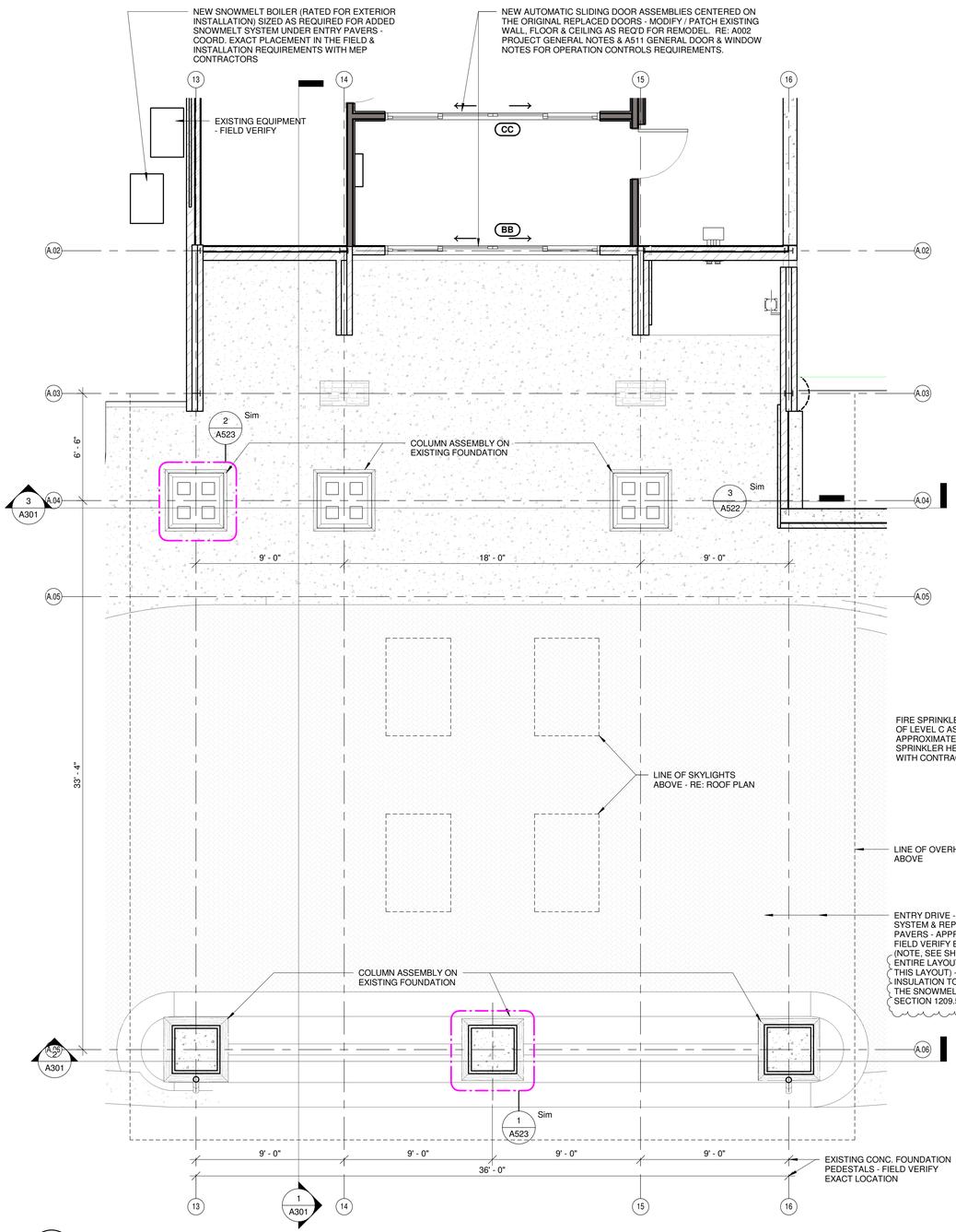
Sheet Number
AD106

DATE: 2019-03-29 PERMIT REVIEW

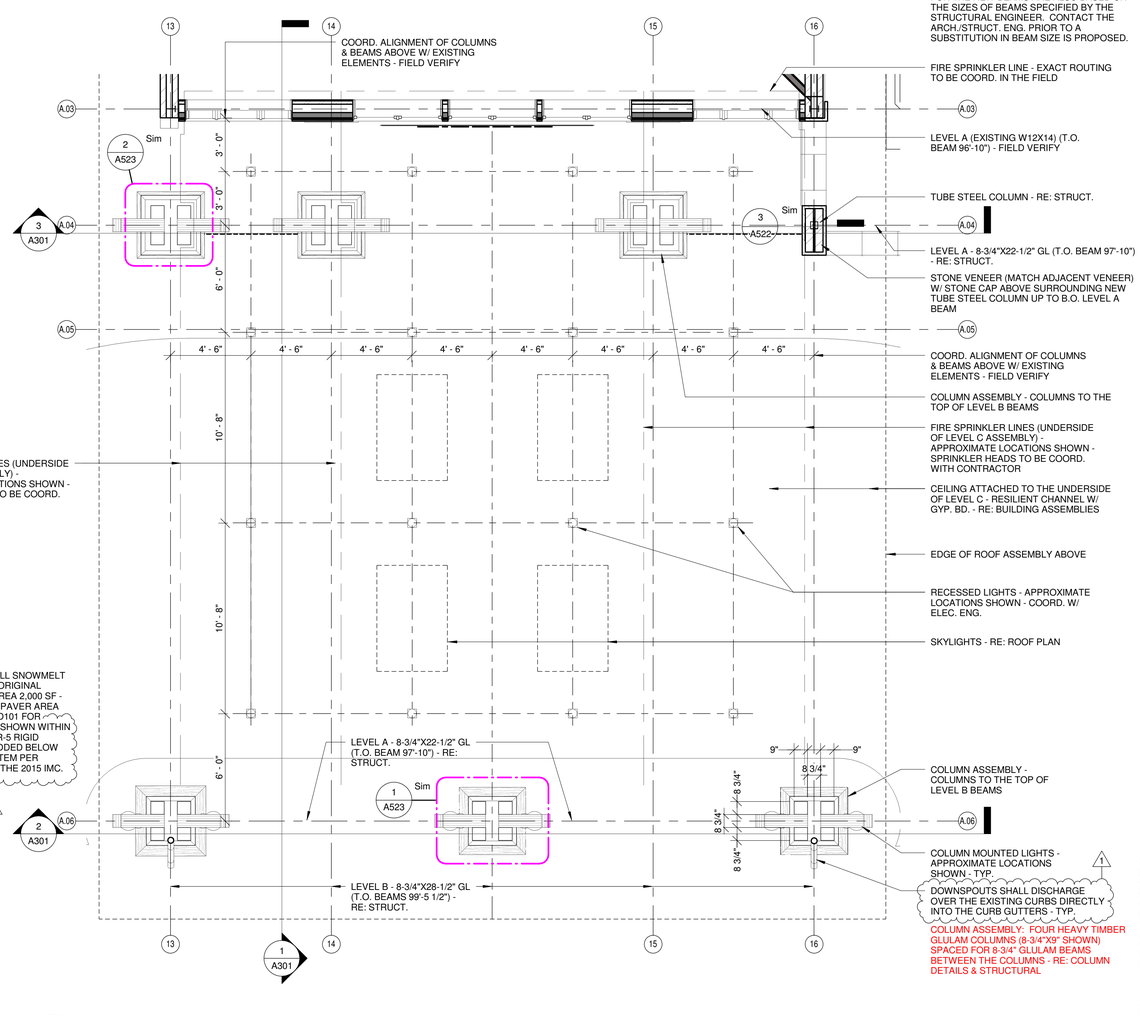
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JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt

RCRBD
Record Set



1 A101 02 FIRST LEVEL - REMODEL (PORTE COCHERE)
1/4" = 1'-0"



2 A101 SECOND FLOOR
1/4" = 1'-0"

DATE: 2019-03-29 PERMIT REVIEW

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Eric Smith Associates, P.C.

No.	Description	Date
1	ADDENDUM 01	2018-11-30
2	Plan Review Comments	2019-04-26

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

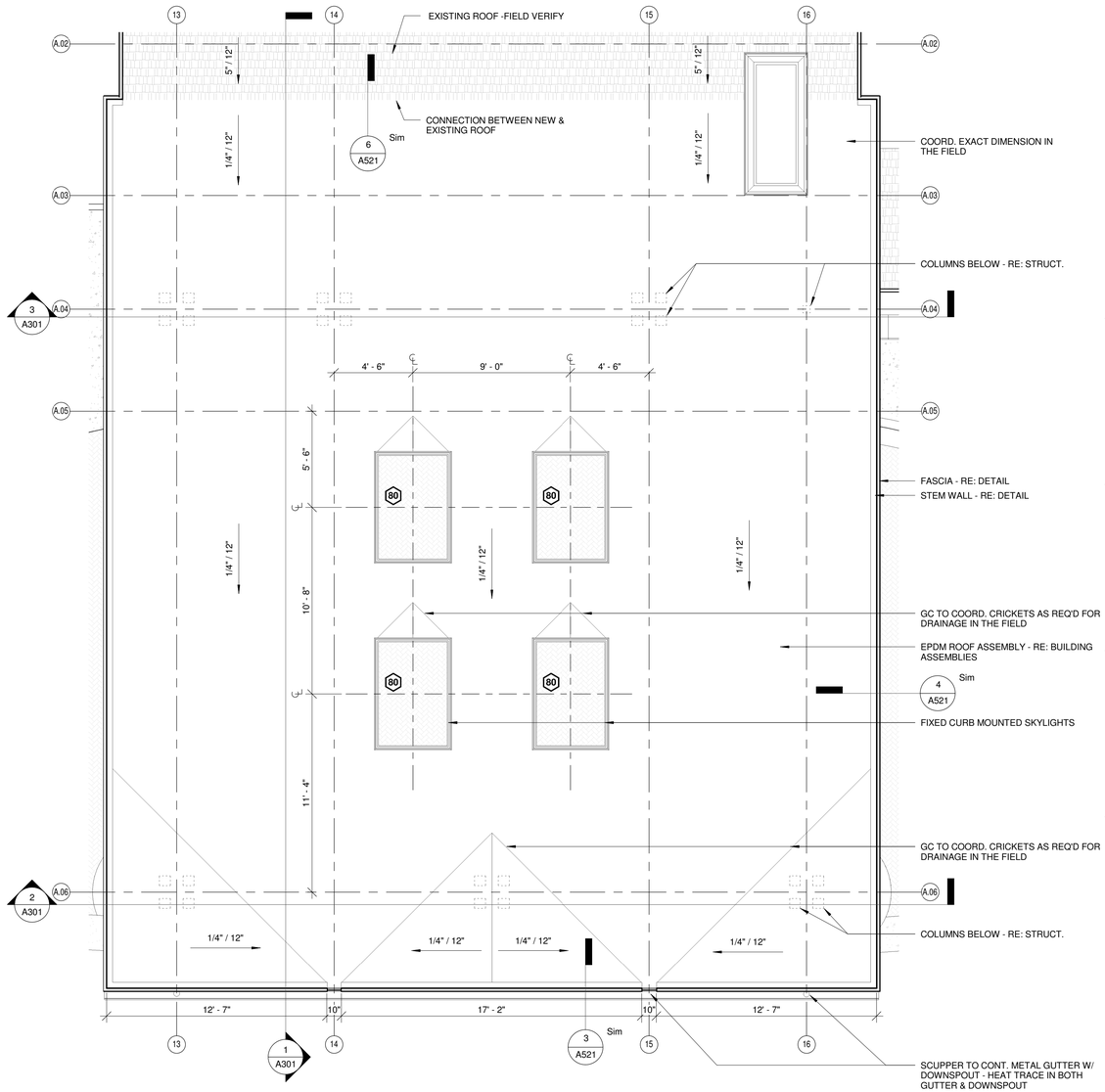
ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
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Checked By:	Checker

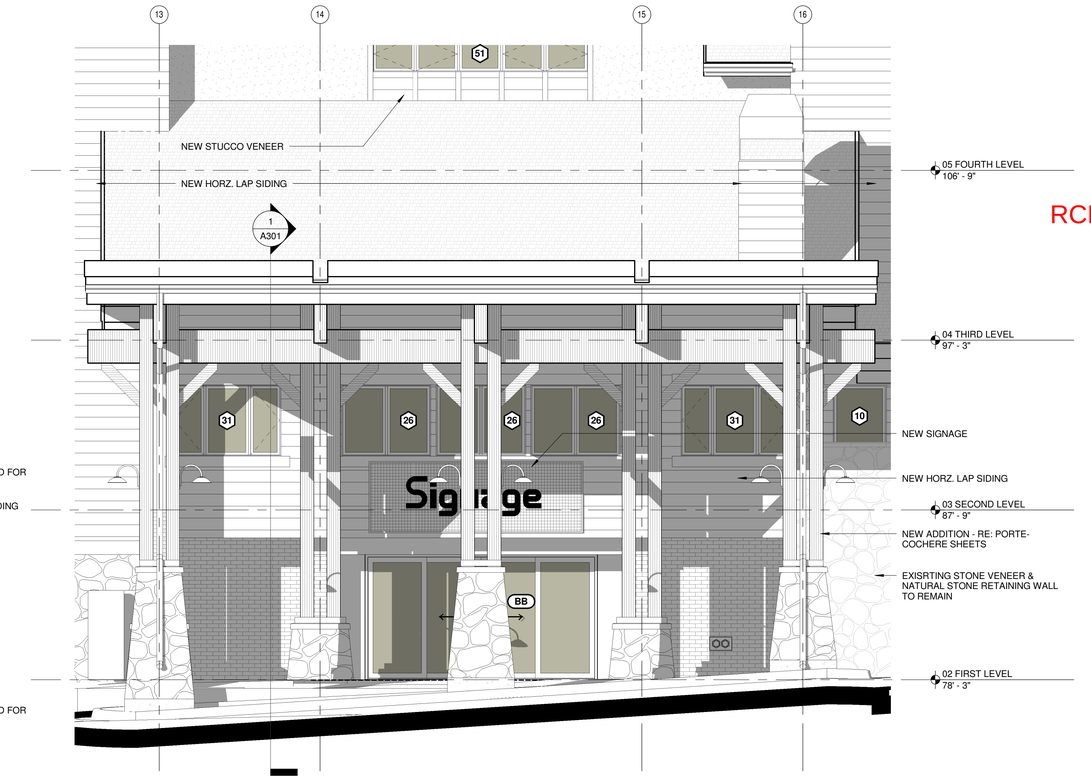
Project Phase
PERMIT REVIEW

Sheet Title
REMODEL - PORTE-COCHERE

Sheet Number
A101



1 A102 ROOF PLAN - REMODEL (PORTE COCHERE)
1/4" = 1'-0"



2 A102 SOUTH ELEVATION (PORTE-COCHERE)
1/4" = 1'-0"

STATE OF COLORADO
ERIC P. SMITH
B - 1112
LICENSED ARCHITECT
3/29/19

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Eric Smith Associates, P.C.

No.	Description	Date

RCRBD Record Set

BEAR CLAW II

EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
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Checked By:	Checker

Project Phase
PERMIT REVIEW

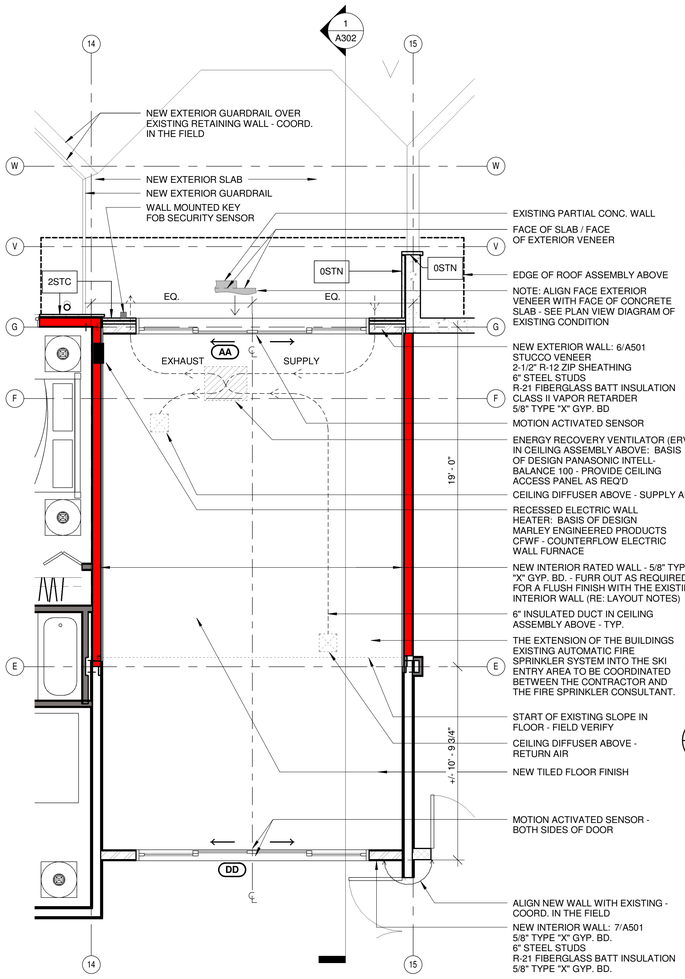
Sheet Title
REMODEL - PORTE-COCHERE ROOF PLAN / ELEVATION

Sheet Number
A102

DATE: 2019-03-29 PERMIT REVIEW

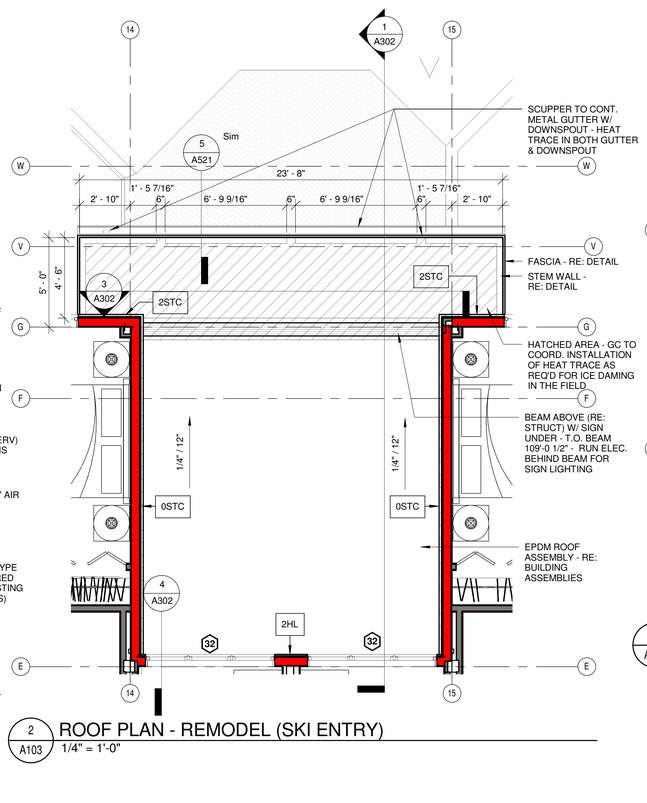
3/29/2019 2:05:13 PM 17022 BEAR CLAW II SET_R16

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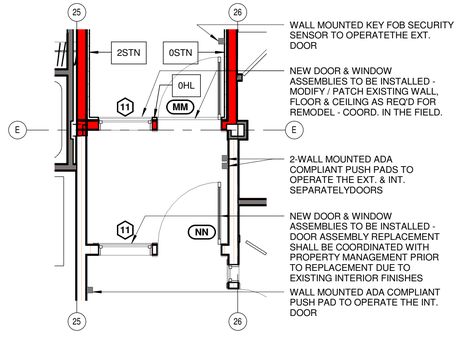


LAYOUT NOTES:
a. SEE ELCTICAL FOR CEILING FIXTURE LAYOUT.
b. COORD. MECHANICAL VENT LAYOUT WITH ELECTRICAL FIXTURE LAYOUT.
c. ADD 1-LAYER 5/8" TYPE "X" GYP. BOARD TO THE EXTERIOR FACE OF THE PREVIOUSLY EXTERIOR WALL (WALLS ALIGNED WITH GRIDLINES 14 & 15 BETWEEN GRIDLINES E & G) TO CREATE A 1-HR. RATED INTERIOR WALL SEPARATING THE UNITS FROM THE BLDG. EXIT.
d. BLOCK & FIRESTOP AROUND RECESSED WALL HEATER AS REQ'D FOR A PENETRATION INTO A RATED ASSEMBLY

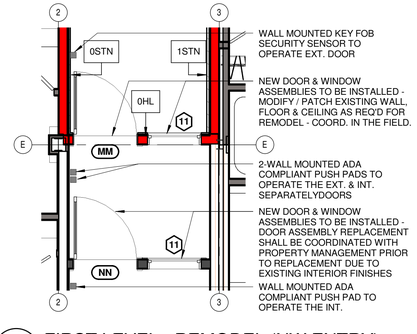
1 / A103 SECOND LEVEL - REMODEL (SKI ENTRY)
1/4" = 1'-0"



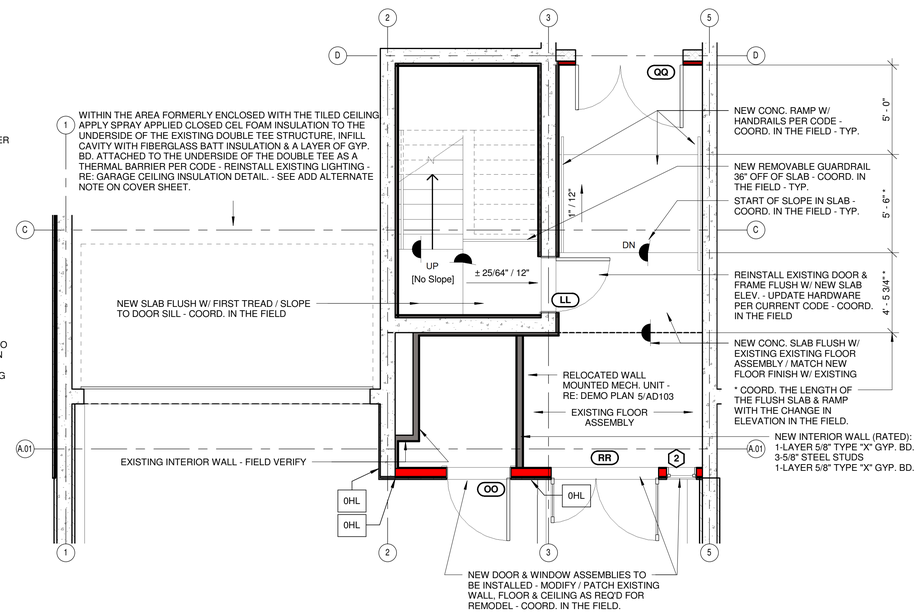
2 / A103 ROOF PLAN - REMODEL (SKI ENTRY)
1/4" = 1'-0"



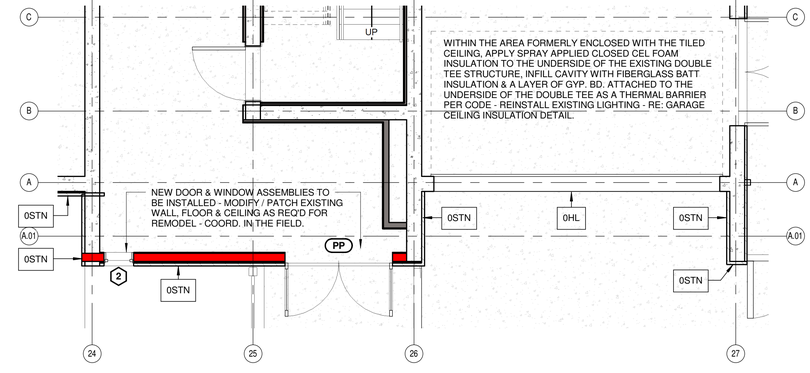
3 / A103 THIRD LEVEL - REMODEL (NE ENTRY)
1/4" = 1'-0"



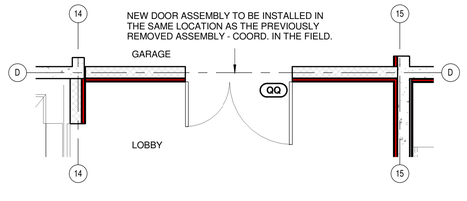
4 / A103 FIRST LEVEL - REMODEL (NW ENTRY)
1/4" = 1'-0"



5 / A103 GARAGE LEVEL - REMODEL (SW ENTRY)
1/4" = 1'-0"



6 / A103 SECOND LEVEL - REMODEL (SE ENTRY)
1/4" = 1'-0"



7 / A103 GARAGE LEVEL - REMODEL (GARAGE/ELEV. LOBBY)
1/4" = 1'-0"

INSULATED SHEATHING LEGEND (BUILDING LAYOUTS):

2STN	= 2" INSULATED SHEATHING WITH STONE
1STN	= 1" INSULATED SHEATHING WITH STONE
0STN	= NO INSULATED SHEATHING UNDER STONE
2STC	= 2" INSULATED SHEATHING WITH STUCCO
1STC	= 1" INSULATED SHEATHING WITH STUCCO
0STC	= NO INSULATED SHEATHING UNDER STUCCO
2HL	= 2" INSULATED SHEATHING WITH HORZ. LAP
1HL	= 1" INSULATED SHEATHING WITH HORZ. LAP
0HL	=NO INSULATED SHEATHING UNDER HORZ. LAP
2VBB	= 2" INSULATED SHEATHING WITH VERT. B&B
1VBB	= 1" INSULATED SHEATHING WITH VERT. B&B
0VBB	= NO INSULATED SHEATHING UNDER VERT. B&B
EB	= EXISTING BRICK TO REMAIN
ESTN	= EXISTING STONE

GENERAL NOTE:
a. 2" INSULATION REFERES TO R-12.6 INSULATED SHEATHING
b. 1" INSULATION REFERES TO R-6.6 INSULATED SHEATHING
c. SEE BUILDING ASSEMBLY NOTES (SHEET A501) FOR ADDITIONAL INFORMATION RELATED TO THE INSULATED SHEATHING

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/30/19
LICENSED ARCHITECT

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Eric Smith Associates, P.C.

No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5456, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

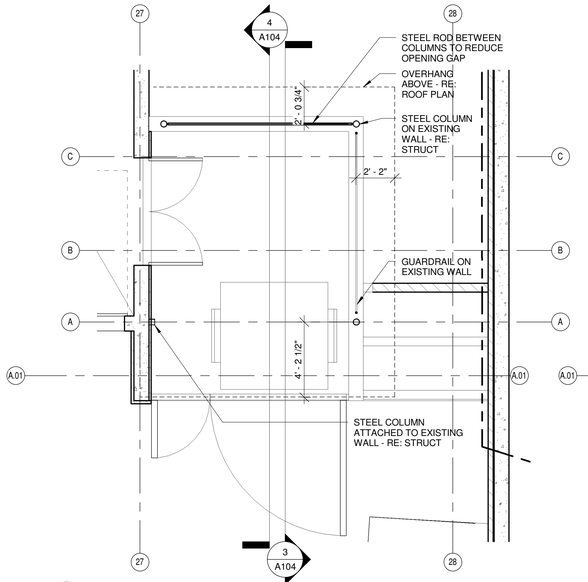
Sheet Title
REMODEL - SKI ENTRY & BLDG. ENTRIES

Sheet Number
A103

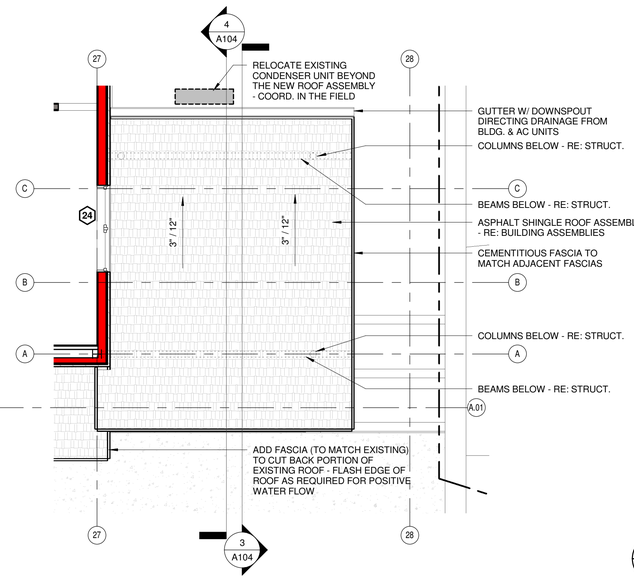
DATE: 2019-03-29 PERMIT REVIEW

3/29/2019 2:05:40 PM 17022 BEAR CLAW II SET_R16

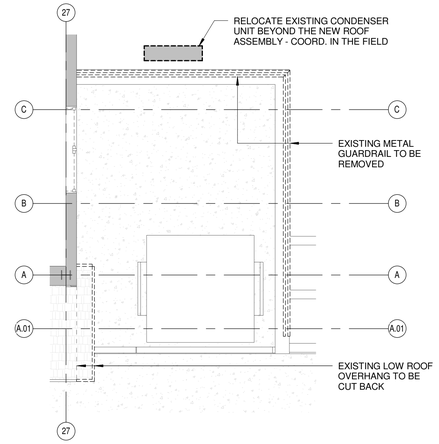
JOB CODE & REVIT FILE: I:\17022 - Bear Claw II CD Set_R16.rvt



1 A104 SECOND LEVEL -REMODEL (TRASH ENCLOSURE)
1/4" = 1'-0"



2 A104 ROOF PLAN - REMODEL (TRASH ENCLOSURE)
1/4" = 1'-0"

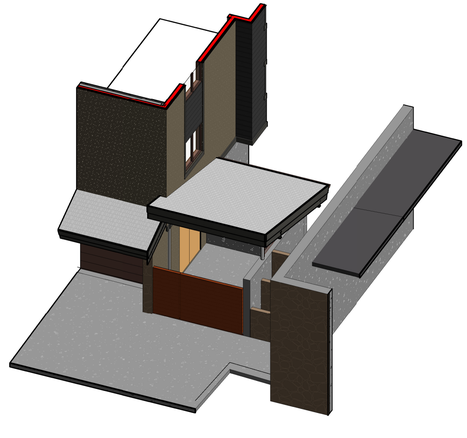


7 A104 ROOF PLAN - EXISTING/DEMO (TRASH ENCLOSURE)
1/4" = 1'-0"

3 A104 BUILDING SECTION 31 (TRASH ENCLOSURE)
1/4" = 1'-0"

5 A104 3D VIEW - TRASH ENCLOSURE-1

4 A104 BUILDING SECTION 32 (TRASH ENCLOSURE)
1/4" = 1'-0"



6 A104 3D VIEW - TRASH ENCLOSURE-2

RCRBD Record Set

DATE: 2019-03-29 PERMIT REVIEW

3/29/2019 2:05:55 PM 17022_BEAR CLAW II SET_R16

JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/29/19
LICENSED ARCHITECT

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Eric Smith Associates, P.C.

No.	Description	Date

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

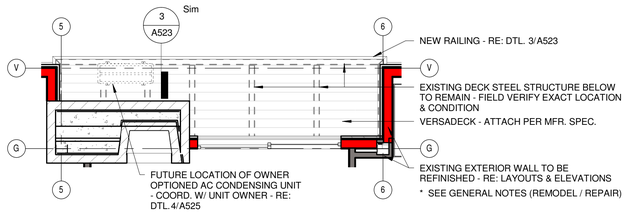
ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5456, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
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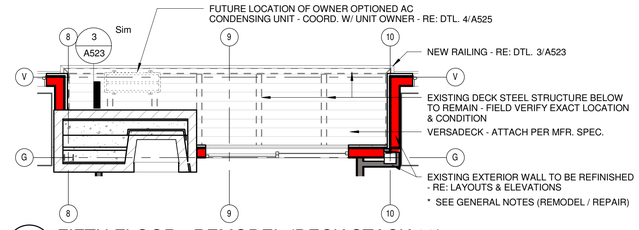
Project Phase
PERMIT REVIEW

Sheet Title
REMODEL - TRASH ENCLOSURE

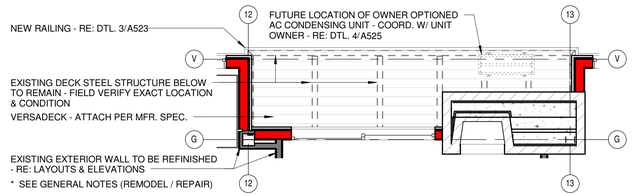
Sheet Number
A104



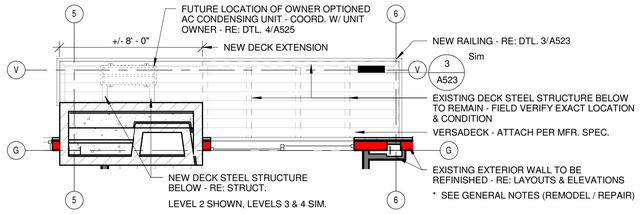
1 A105 FIFTH FLOOR - REMODEL (DECK STACK 02)
1/4" = 1'-0"



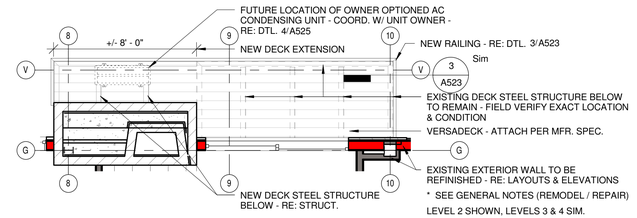
3 A105 FIFTH FLOOR - REMODEL (DECK STACK 03)
1/4" = 1'-0"



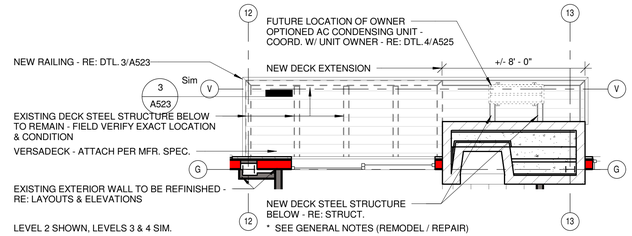
5 A105 FIFTH FLOOR - REMODEL (DECK STACK 04)
1/4" = 1'-0"



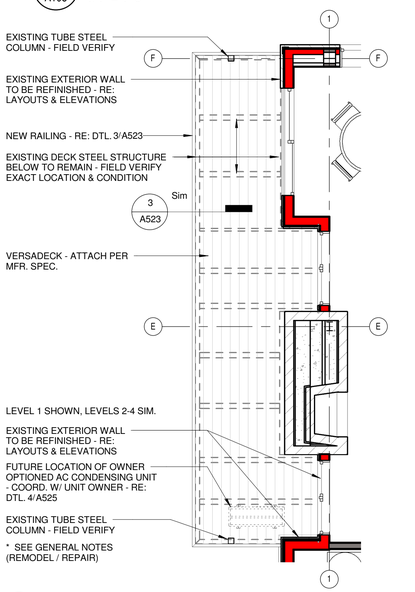
2 A105 SECOND FLOOR - REMODEL (DECK STACK 02)
1/4" = 1'-0"



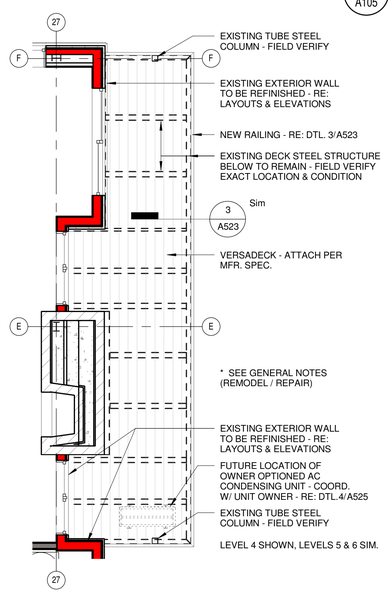
4 A105 SECOND FLOOR - REMODEL (DECK STACK 03)
1/4" = 1'-0"



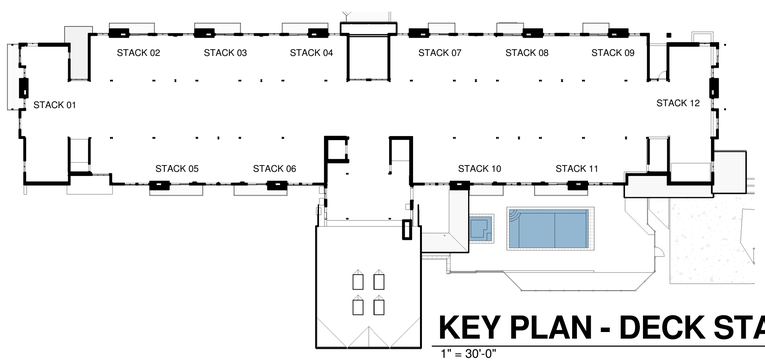
6 A105 SECOND FLOOR - REMODEL (DECK STACK 04)
1/4" = 1'-0"



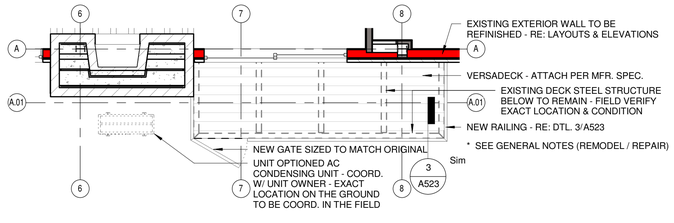
7 A105 02 FIRST LEVEL - REMODEL (DECK STACK 01)
1/4" = 1'-0"



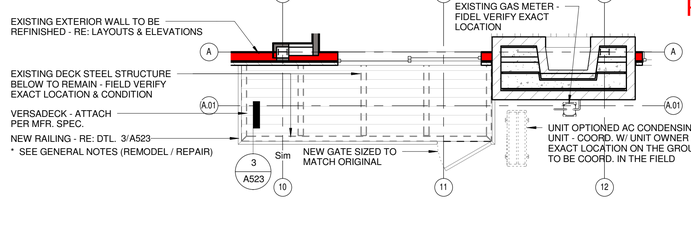
8 A105 FOURTH FLOOR - REMODEL (DECK STACK 12)
1/4" = 1'-0"



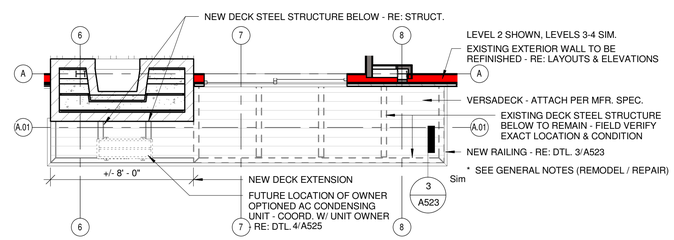
KEY PLAN - DECK STACKS
1" = 30'-0"



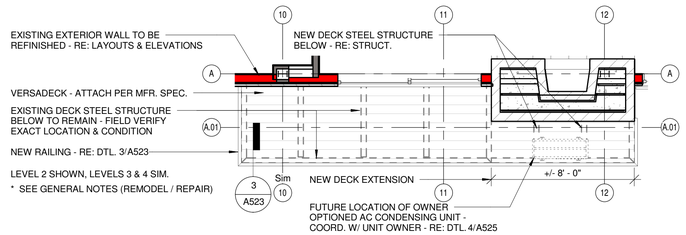
9 A105 FIRST LEVEL - REMODEL (DECK STACK 05)
1/4" = 1'-0"



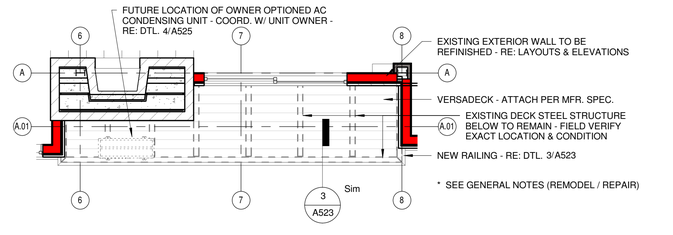
12 A105 FIRST LEVEL - REMODEL (DECK STACK 06)
1/4" = 1'-0"



10 A105 SECOND FLOOR - REMODEL (DECK STACK 05)
1/4" = 1'-0"



13 A105 SECOND FLOOR - REMODEL (DECK STACK 06)
1/4" = 1'-0"



11 A105 FIFTH FLOOR - REMODEL (DECK STACK 05)
1/4" = 1'-0"

14 A105 FIFTH FLOOR - REMODEL (DECK STACK 06)
1/4" = 1'-0"

0 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

DATE: 2019-03-29 PERMIT REVIEW

3/29/2019 2:06:30 PM 17022 BEAR CLAW II SET_R16

STATE OF COLORADO
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B - 1112
3/29/19
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Eric Smith Associates, P.C.

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2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
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BOULDER, COLORADO, 80302
(303) 442-5456, (303) 442-4745 FAX

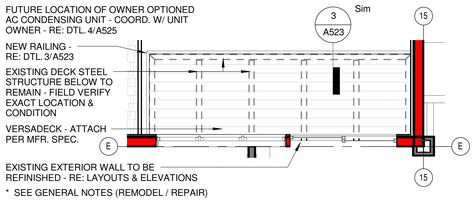
Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

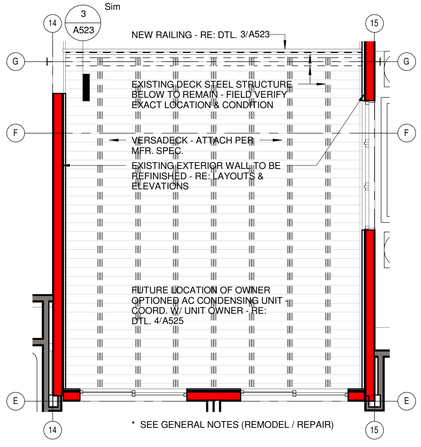
Sheet Title
REMODEL - EXTERIOR DECKS

Sheet Number
A105

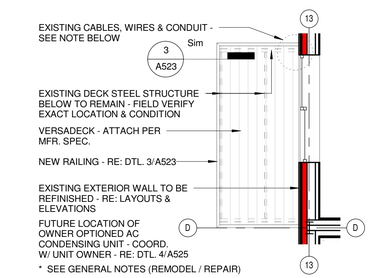
JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt



1 SEVENTH FLOOR - REMODEL (DECK STACK 07a)
A106 — 1/4" = 1'-0"

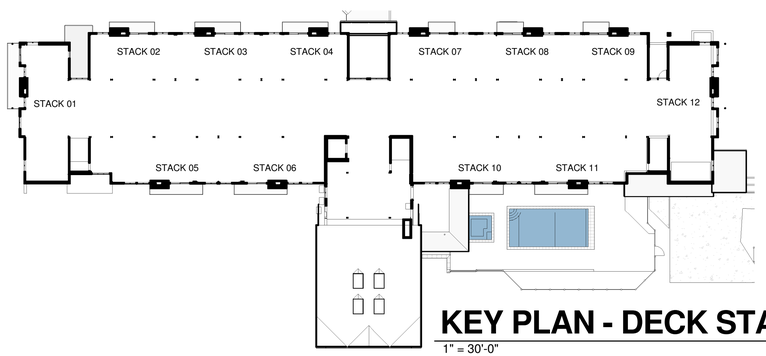


2 SIXTH LEVEL - REMODEL (DECK STACK 07a)
A106 — 1/4" = 1'-0"

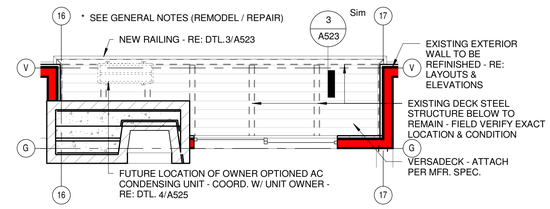


A GAP SHALL BE PROVIDED BETWEEN THE COMPLETED WALL AND THE NEW RAILING ALONG WITH THE NEW DECKING TO ACCOUNT FOR THE EXISTING CABLES, WIRES & CONDUIT. RE: PROJECT GENERAL NOTES EXISTING/DEMO & REMODEL/REPAIR.

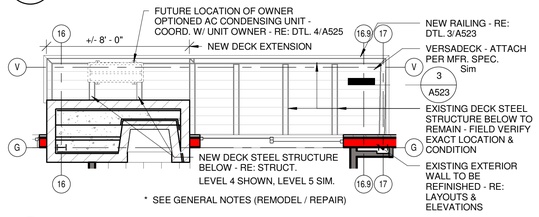
3 LOFT LEVEL - REMODEL (DECK STACK 07b)
A106 — 1/4" = 1'-0"



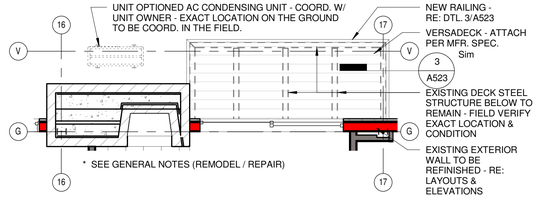
KEY PLAN - DECK STACKS
1" = 30'-0"



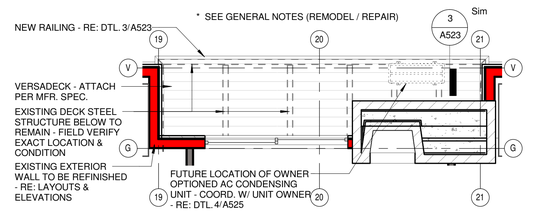
4 SIXTH LEVEL - REMODEL (DECK STACK 07)
A106 — 1/4" = 1'-0"



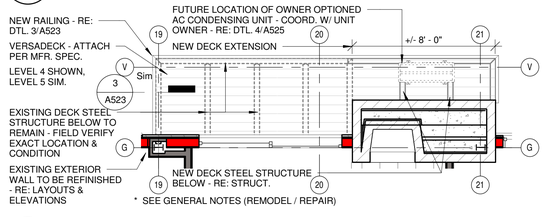
8 FOURTH FLOOR - REMODEL (DECK STACK 07)
A106 — 1/4" = 1'-0"



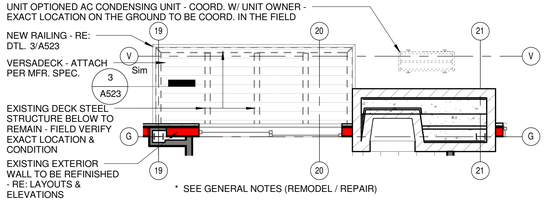
6 THIRD FLOOR - REMODEL (DECK STACK 07)
A106 — 1/4" = 1'-0"



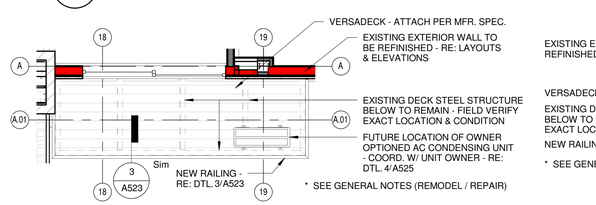
7 SIXTH LEVEL - REMODEL (DECK STACK 08)
A106 — 1/4" = 1'-0"



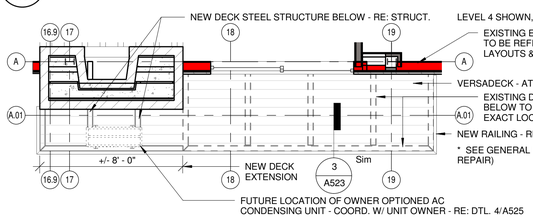
5 FOURTH FLOOR - REMODEL (DECK STACK 08)
A106 — 1/4" = 1'-0"



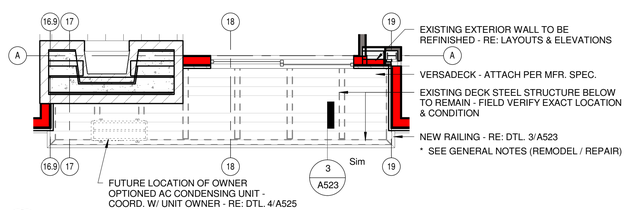
9 THIRD FLOOR - REMODEL (DECK STACK 08)
A106 — 1/4" = 1'-0"



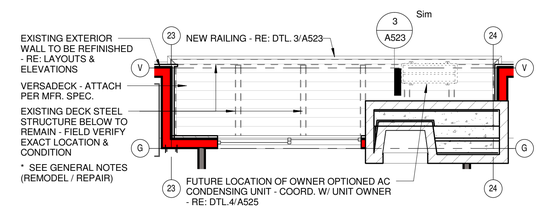
13 THIRD FLOOR - REMODEL (DECK STACK 10)
A106 — 1/4" = 1'-0"



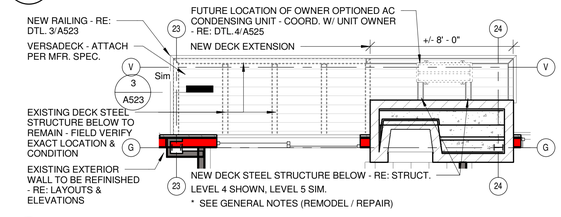
14 FOURTH FLOOR - REMODEL (DECK STACK 10)
A106 — 1/4" = 1'-0"



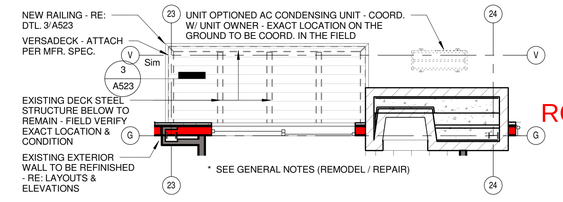
15 SIXTH LEVEL - REMODEL (DECK STACK 10)
A106 — 1/4" = 1'-0"



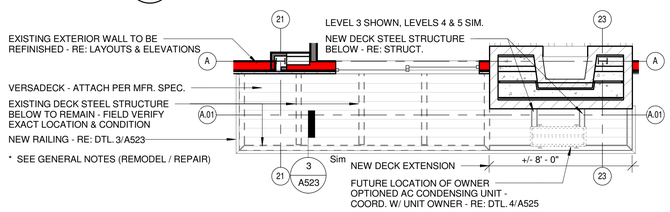
10 SIXTH LEVEL - REMODEL (DECK STACK 09)
A106 — 1/4" = 1'-0"



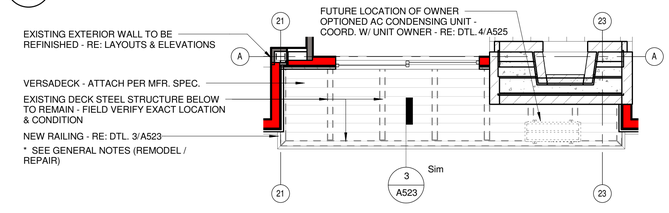
11 FOURTH FLOOR - REMODEL (DECK STACK 09)
A106 — 1/4" = 1'-0"



12 THIRD FLOOR - REMODEL (DECK STACK 09)
A106 — 1/4" = 1'-0"



16 THIRD FLOOR - REMODEL (DECK STACK 11)
A106 — 1/4" = 1'-0"



17 SIXTH LEVEL - REMODEL (DECK STACK 11)
A106 — 1/4" = 1'-0"

0 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

DATE: 2019-03-29 PERMIT REVIEW

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/30/19
LICENSED ARCHITECT

NOTICE: DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect constitutes a waiver of any claim resulting from increased construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arriving out of such changes.

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Eric Smith Associates, P.C.

No.	Description	Date

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

RCRBD Record Set

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

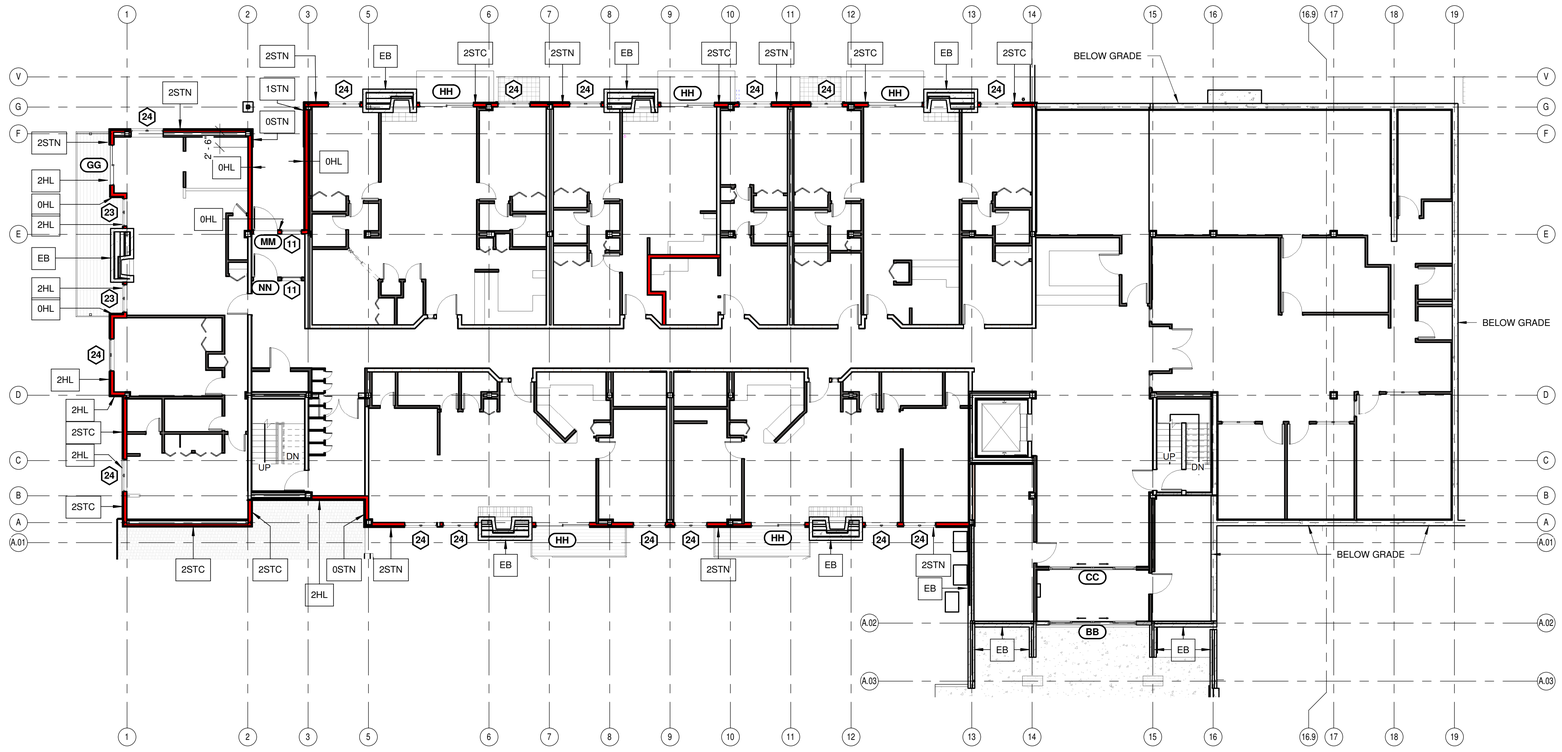
Project Phase
PERMIT REVIEW

Sheet Title
REMODEL - EXTERIOR DECKS

Sheet Number
A106

3/29/2019 2:06:56 PM 17022 BEAR CLAW II SET_R16

JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt



1 / A111 FIRST FLOOR - BUILDING LAYOUT

3/32" = 1'-0"

INSULATED SHEATHING LEGEND (BUILDING LAYOUTS):

2STN = 2" INSULATED SHEATHING WITH STONE
1STN = 1" INSULATED SHEATHING WITH STONE
0STN = NO INSULATED SHEATHING UNDER STONE
2STC = 2" INSULATED SHEATHING WITH STUCCO
1STC = 1" INSULATED SHEATHING WITH STUCCO
0STC = NO INSULATED SHEATHING UNDER STUCCO
2HL = 2" INSULATED SHEATHING WITH HORZ. LAP
1HL = 1" INSULATED SHEATHING WITH HORZ. LAP
0HL =NO INSULATED SHEATHING UNDER HORZ. LAP
2VBB = 2" INSULATED SHEATHING WITH VERT. B&B
1VBB = 1" INSULATED SHEATHING WITH VERT. B&B
0VBB = NO INSULATED SHEATHING UNDER VERT. B&B
EB = EXISTING BRICK TO REMAIN
ESTN = EXISTING STONE

GENERAL NOTE:
a. 2" INSULATION REFERES TO R-12.6 INSULATED SHEATHING
b. 1" INSULATION REFERES TO R-6.6 INSULATED SHEATHING
c. SEE BUILDING ASSEMBLY NOTES (SHEET A501) FOR ADDITIONAL INFORMATION RELATED TO THE INSULATED SHEATHING

DATE: 2019-03-29 PERMIT REVIEW

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/30/19
LICENSED ARCHITECT

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No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5488, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

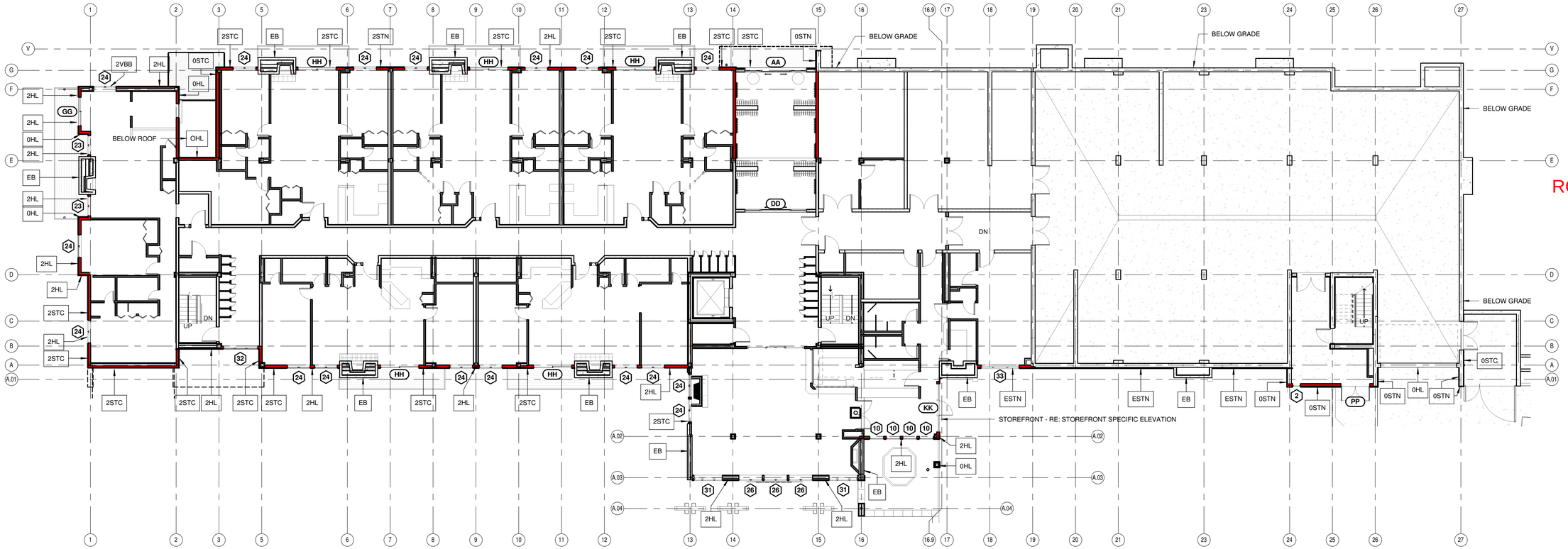
Project Phase
PERMIT REVIEW

Sheet Title
FIRST FLOOR BUILDING LAYOUTS

Sheet Number
A111

3/29/2019 2:07:11 PM 17022 BEAR CLAW II SET_R16

JOB CODE & REVIT FILE: : 17022 Bear Claw II CD Set_R16.rvt



1 / A112 SECOND FLOOR - BUILDING LAYOUT

3/32" = 1'-0"

INSULATED SHEATHING LEGEND (BUILDING LAYOUTS):

2STN = 2" INSULATED SHEATHING WITH STONE
1STN = 1" INSULATED SHEATHING WITH STONE
0STN = NO INSULATED SHEATHING UNDER STONE
2STC = 2" INSULATED SHEATHING WITH STUCCO
1STC = 1" INSULATED SHEATHING WITH STUCCO
0STC = NO INSULATED SHEATHING UNDER STUCCO
2HL = 2" INSULATED SHEATHING WITH HORZ. LAP
1HL = 1" INSULATED SHEATHING WITH HORZ. LAP
0HL =NO INSULATED SHEATHING UNDER HORZ. LAP
2VBB = 2" INSULATED SHEATHING WITH VERT. B&B
1VBB = 1" INSULATED SHEATHING WITH VERT. B&B
0VBB = NO INSULATED SHEATHING UNDER VERT. B&B
EB = EXISTING BRICK TO REMAIN
ESTN = EXISTING STONE

GENERAL NOTE:
a. 2" INSULATION REFERES TO R-12.6 INSULATED SHEATHING
b. 1" INSULATION REFERES TO R-6.6 INSULATED SHEATHING
c. SEE BUILDING ASSEMBLY NOTES (SHEET A501) FOR ADDITIONAL INFORMATION RELATED TO THE INSULATED SHEATHING

DATE: 2019-03-29 PERMIT REVIEW

3/29/2019 2:07:31 PM 17022 BEAR CLAW II SET_R16

STATE OF COLORADO
ERIC P. SMITH
B - 1112
LICENSED ARCHITECT
3/30/19

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No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

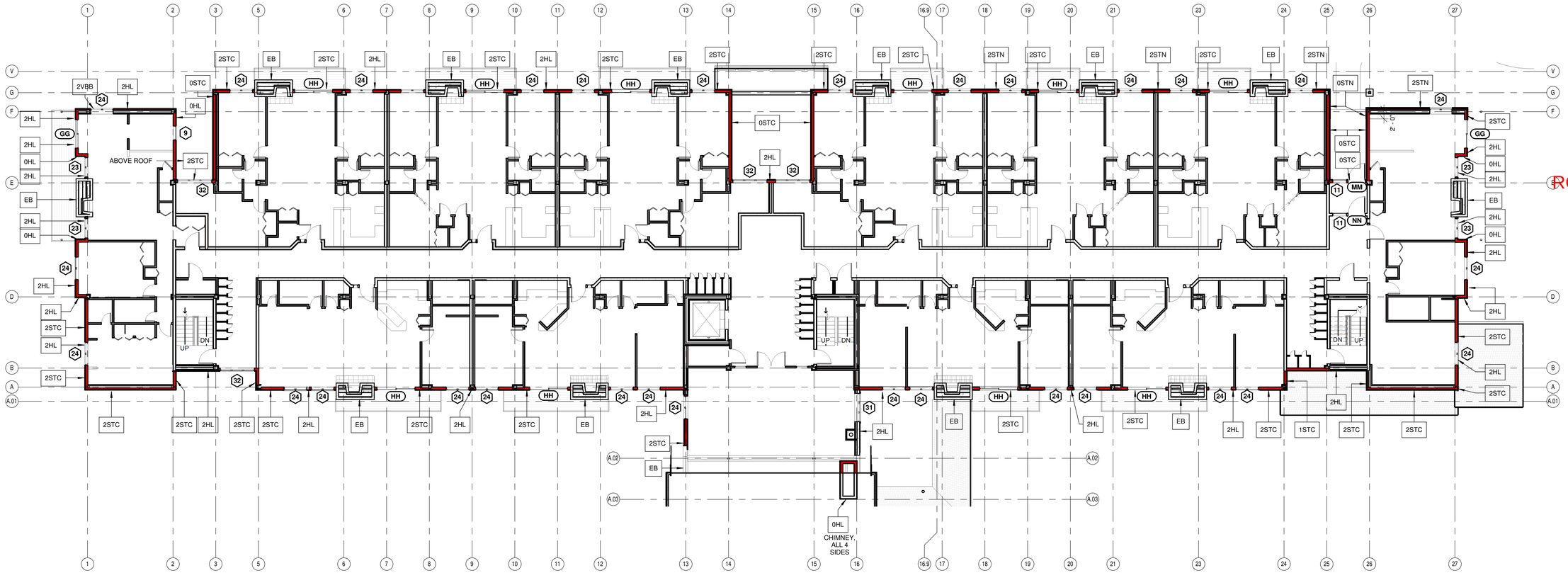
Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

Sheet Title
SECOND FLOOR BUILDING LAYOUTS

Sheet Number
A112

JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt



1 A113 THIRD FLOOR - BUILDING LAYOUT
3/32" = 1'-0"

INSULATED SHEATHING LEGEND (BUILDING LAYOUTS):

2STN = 2" INSULATED SHEATHING WITH STONE
1STN = 1" INSULATED SHEATHING WITH STONE
0STN = NO INSULATED SHEATHING UNDER STONE
2STC = 2" INSULATED SHEATHING WITH STUCCO
1STC = 1" INSULATED SHEATHING WITH STUCCO
0STC = NO INSULATED SHEATHING UNDER STUCCO
2HL = 2" INSULATED SHEATHING WITH HORZ. LAP
1HL = 1" INSULATED SHEATHING WITH HORZ. LAP
0HL =NO INSULATED SHEATHING UNDER HORZ. LAP
2VBB = 2" INSULATED SHEATHING WITH VERT. B&B
1VBB = 1" INSULATED SHEATHING WITH VERT. B&B
0VBB = NO INSULATED SHEATHING UNDER VERT. B&B
EB = EXISTING BRICK TO REMAIN
ESTN = EXISTING STONE

GENERAL NOTE:
a. 2" INSULATION REFERES TO R-12.6 INSULATED SHEATHING
b. 1" INSULATION REFERES TO R-6.6 INSULATED SHEATHING
c. SEE BUILDING ASSEMBLY NOTES (SHEET A501) FOR ADDITIONAL INFORMATION RELATED TO THE INSULATED SHEATHING

DATE: 2019-03-29 PERMIT REVIEW

STATE OF COLORADO
ERIC P. SMITH
B - 1112
LICENSED ARCHITECT
3/29/19

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Eric Smith Associates, P.C.

No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

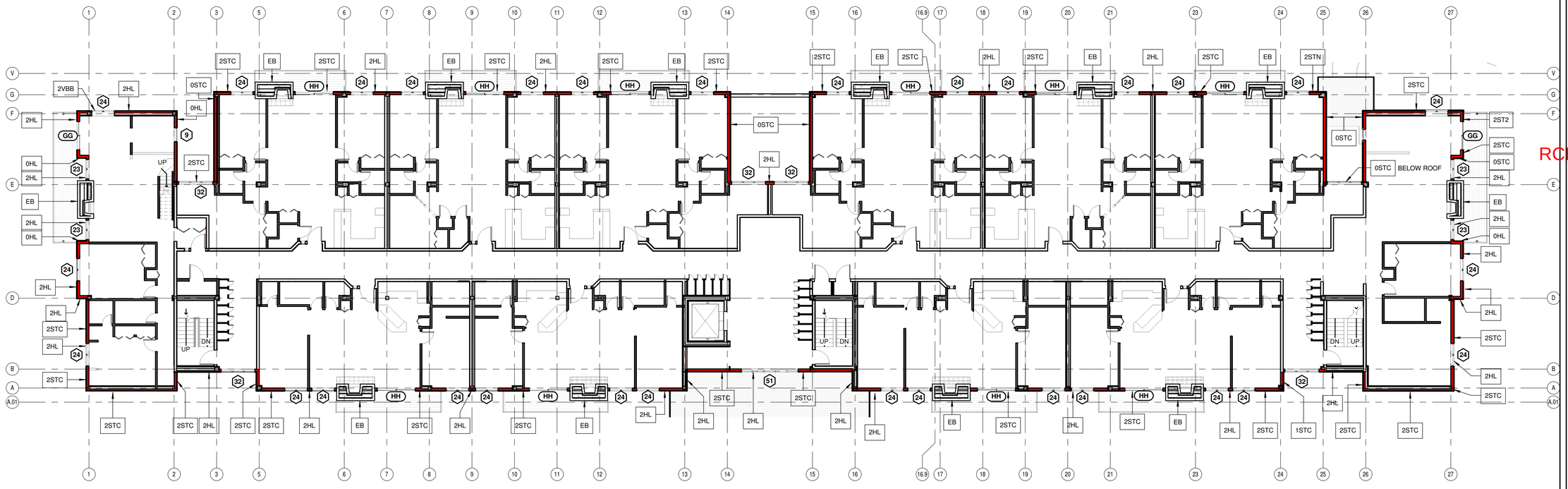
Project Phase
PERMIT REVIEW

Sheet Title
THIRD FLOOR BUILDING LAYOUTS

Sheet Number
A113

3/29/2019 2:07:57 PM 17022 BEAR CLAW II SET_R16

JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt



1 A114 FOURTH FLOOR - BUILDING LAYOUT

3/32" = 1'-0"

INSULATED SHEATHING LEGEND (BUILDING LAYOUTS):

2STN = 2" INSULATED SHEATHING WITH STONE
1STN = 1" INSULATED SHEATHING WITH STONE
0STN = NO INSULATED SHEATHING UNDER STONE
2STC = 2" INSULATED SHEATHING WITH STUCCO
1STC = 1" INSULATED SHEATHING WITH STUCCO
0STC = NO INSULATED SHEATHING UNDER STUCCO
2HL = 2" INSULATED SHEATHING WITH HORZ. LAP
1HL = 1" INSULATED SHEATHING WITH HORZ. LAP
0HL =NO INSULATED SHEATHING UNDER HORZ. LAP
2VBB = 2" INSULATED SHEATHING WITH VERT. B&B
1VBB = 1" INSULATED SHEATHING WITH VERT. B&B
0VBB = NO INSULATED SHEATHING UNDER VERT. B&B
EB = EXISTING BRICK TO REMAIN
ESTN = EXISTING STONE

GENERAL NOTE:
a. 2" INSULATION REFERES TO R-12.6 INSULATED SHEATHING
b. 1" INSULATION REFERES TO R-6.6 INSULATED SHEATHING
c. SEE BUILDING ASSEMBLY NOTES (SHEET A501) FOR ADDITIONAL INFORMATION RELATED TO THE INSULATED SHEATHING

DATE: 2019-03-29 PERMIT REVIEW

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/30/19
LICENSED ARCHITECT

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Eric Smith Associates, P.C.

No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

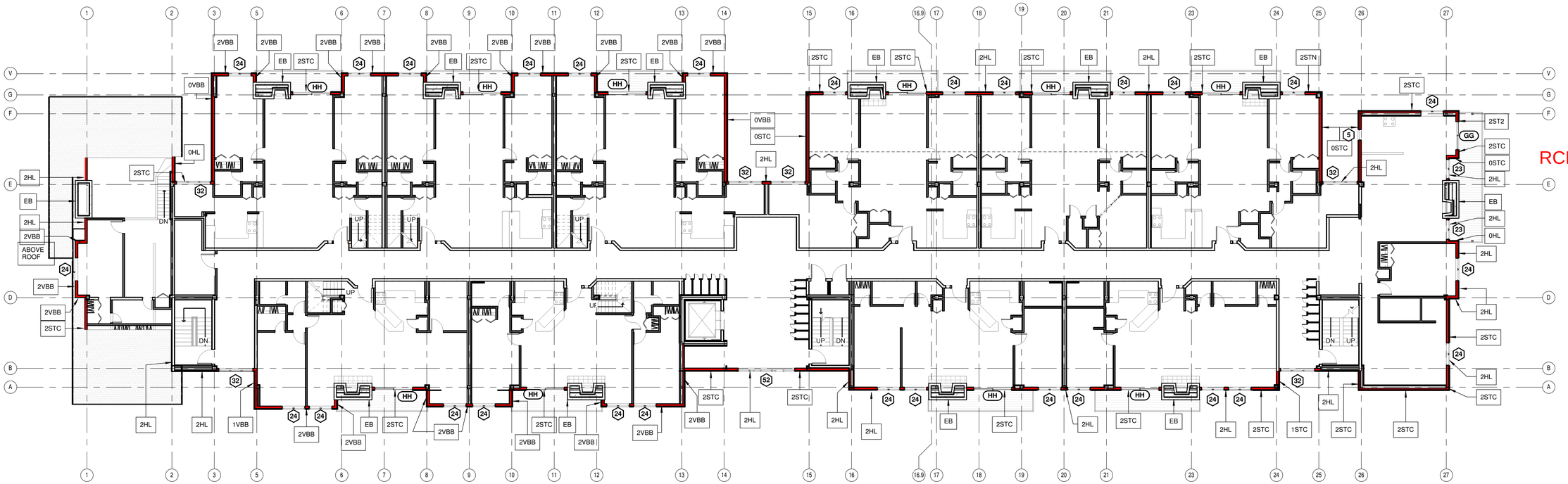
ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5488, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

Sheet Title
FOURTH FLOOR BUILDING LAYOUTS

Sheet Number
A114



1 A115 FIFTH FLOOR - BUILDING LAYOUT

3/32" = 1'-0"

INSULATED SHEATHING LEGEND (BUILDING LAYOUTS):

2STN = 2" INSULATED SHEATHING WITH STONE
1STN = 1" INSULATED SHEATHING WITH STONE
0STN = NO INSULATED SHEATHING UNDER STONE
2STC = 2" INSULATED SHEATHING WITH STUCCO
1STC = 1" INSULATED SHEATHING WITH STUCCO
0STC = NO INSULATED SHEATHING UNDER STUCCO
2HL = 2" INSULATED SHEATHING WITH HORZ. LAP
1HL = 1" INSULATED SHEATHING WITH HORZ. LAP
0HL =NO INSULATED SHEATHING UNDER HORZ. LAP
2VBB = 2" INSULATED SHEATHING WITH VERT. B&B
1VBB = 1" INSULATED SHEATHING WITH VERT. B&B
0VBB = NO INSULATED SHEATHING UNDER VERT. B&B
EB = EXISTING BRICK TO REMAIN
ESTN = EXISTING STONE

GENERAL NOTE:
a. 2" INSULATION REFERES TO R-12.6 INSULATED SHEATHING
b. 1" INSULATION REFERES TO R-6.6 INSULATED SHEATHING
c. SEE BUILDING ASSEMBLY NOTES (SHEET A501) FOR ADDITIONAL INFORMATION RELATED TO THE INSULATED SHEATHING

DATE: 2019-03-29 PERMIT REVIEW

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/29/19
LICENSED ARCHITECT

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Eric Smith Associates, P.C.

No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

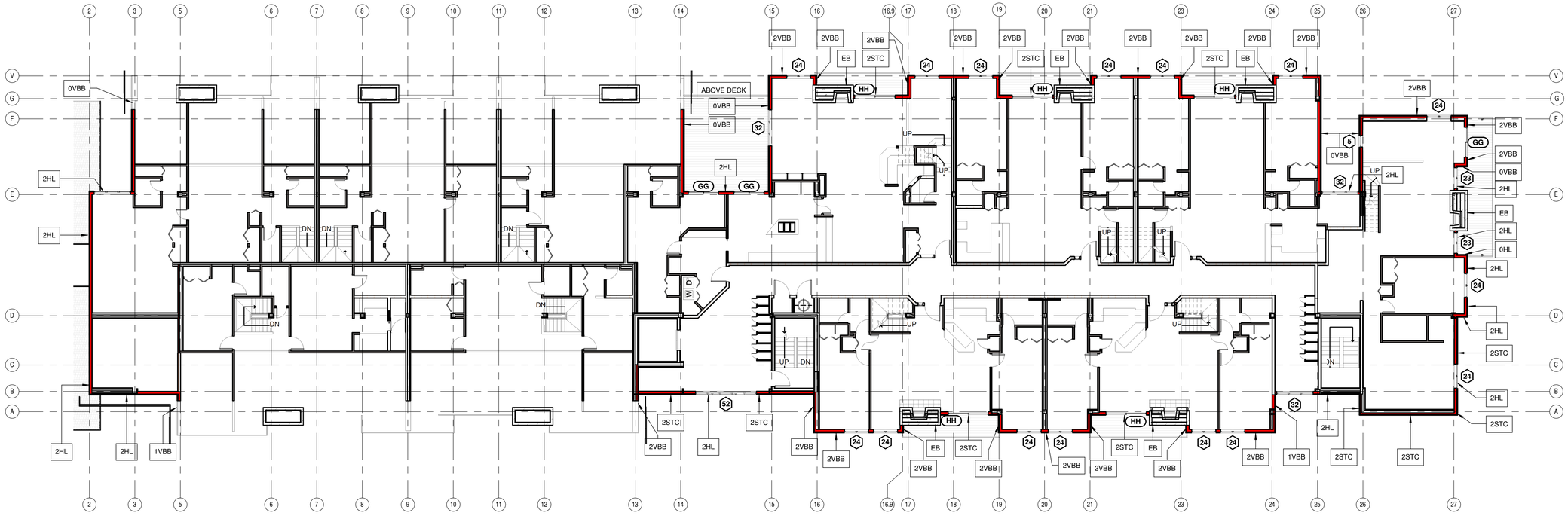
Project Phase
PERMIT REVIEW

Sheet Title
FIFTH FLOOR BUILDING LAYOUTS

Sheet Number
A115

3/29/2019 2:08:23 PM 17022 BEAR CLAW II SET_R16

JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt



1 A116 SIXTH FLOOR - BUILDING LAYOUT

3/32" = 1'-0"

INSULATED SHEATHING LEGEND (BUILDING LAYOUTS):

2STN	= 2" INSULATED SHEATHING WITH STONE
1STN	= 1" INSULATED SHEATHING WITH STONE
0STN	= NO INSULATED SHEATHING UNDER STONE
2STC	= 2" INSULATED SHEATHING WITH STUCCO
1STC	= 1" INSULATED SHEATHING WITH STUCCO
0STC	= NO INSULATED SHEATHING UNDER STUCCO
2HL	= 2" INSULATED SHEATHING WITH HORZ. LAP
1HL	= 1" INSULATED SHEATHING WITH HORZ. LAP
0HL	=NO INSULATED SHEATHING UNDER HORZ. LAP
2VBB	= 2" INSULATED SHEATHING WITH VERT. B&B
1VBB	= 1" INSULATED SHEATHING WITH VERT. B&B
0VBB	= NO INSULATED SHEATHING UNDER VERT. B&B
EB	= EXISTING BRICK TO REMAIN
ESTN	= EXISTING STONE

GENERAL NOTE:

a. 2" INSULATION REFERES TO R-12.6 INSULATED SHEATHING
b. 1" INSULATION REFERES TO R-6.6 INSULATED SHEATHING
c. SEE BUILDING ASSEMBLY NOTES (SHEET A501) FOR ADDITIONAL INFORMATION RELATED TO THE INSULATED SHEATHING

DATE: 2019-03-29 PERMIT REVIEW

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/29/19
LICENSED ARCHITECT

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Eric Smith Associates, P.C.

No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5488, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

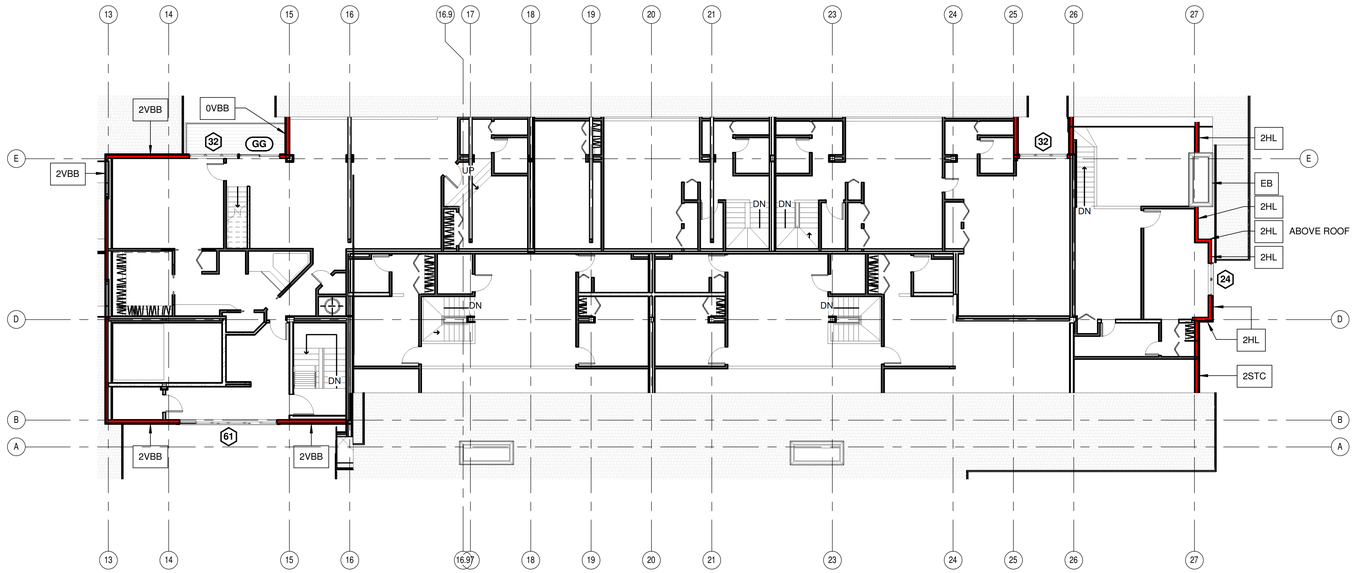
Project Phase
PERMIT REVIEW

Sheet Title
SIXTH FLOOR BUILDING LAYOUTS

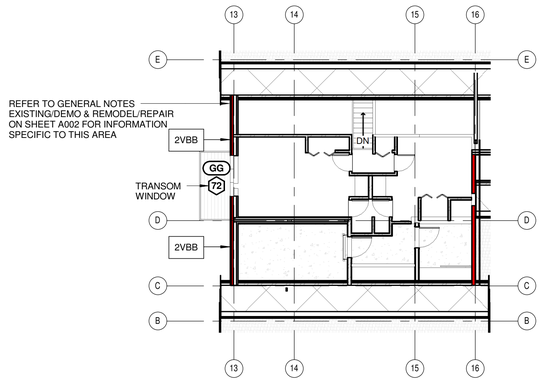
Sheet Number
A116

3/29/2019 2:08:37 PM 17022 BEAR CLAW II SET_R16

JOB CODE & REVIT FILE: : 17022 - Bear Claw II CD Set_R16.rvt



1 A117 SEVENTH FLOOR - BUILDING LAYOUT
3/32" = 1'-0"



2 A117 LOFT LEVEL - REMODEL (DECKS-STACK 7b)
3/32" = 1'-0"

INSULATED SHEATHING LEGEND (BUILDING LAYOUTS):

2STN	= 2" INSULATED SHEATHING WITH STONE
1STN	= 1" INSULATED SHEATHING WITH STONE
0STN	= NO INSULATED SHEATHING UNDER STONE
2STC	= 2" INSULATED SHEATHING WITH STUCCO
1STC	= 1" INSULATED SHEATHING WITH STUCCO
0STC	= NO INSULATED SHEATHING UNDER STUCCO
2HL	= 2" INSULATED SHEATHING WITH HORZ. LAP
1HL	= 1" INSULATED SHEATHING WITH HORZ. LAP
0HL	=NO INSULATED SHEATHING UNDER HORZ. LAP
2VBB	= 2" INSULATED SHEATHING WITH VERT. B&B
1VBB	= 1" INSULATED SHEATHING WITH VERT. B&B
0VBB	= NO INSULATED SHEATHING UNDER VERT. B&B
EB	= EXISTING BRICK TO REMAIN
ESTN	= EXISTING STONE

GENERAL NOTE:
a. 2" INSULATION REFERES TO R-12.6 INSULATED SHEATHING
b. 1" INSULATION REFERES TO R-6.6 INSULATED SHEATHING
c. SEE BUILDING ASSEMBLY NOTES (SHEET A501) FOR ADDITIONAL INFORMATION RELATED TO THE INSULATED SHEATHING

DATE: 2019-03-29 PERMIT REVIEW

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/29/19
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No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

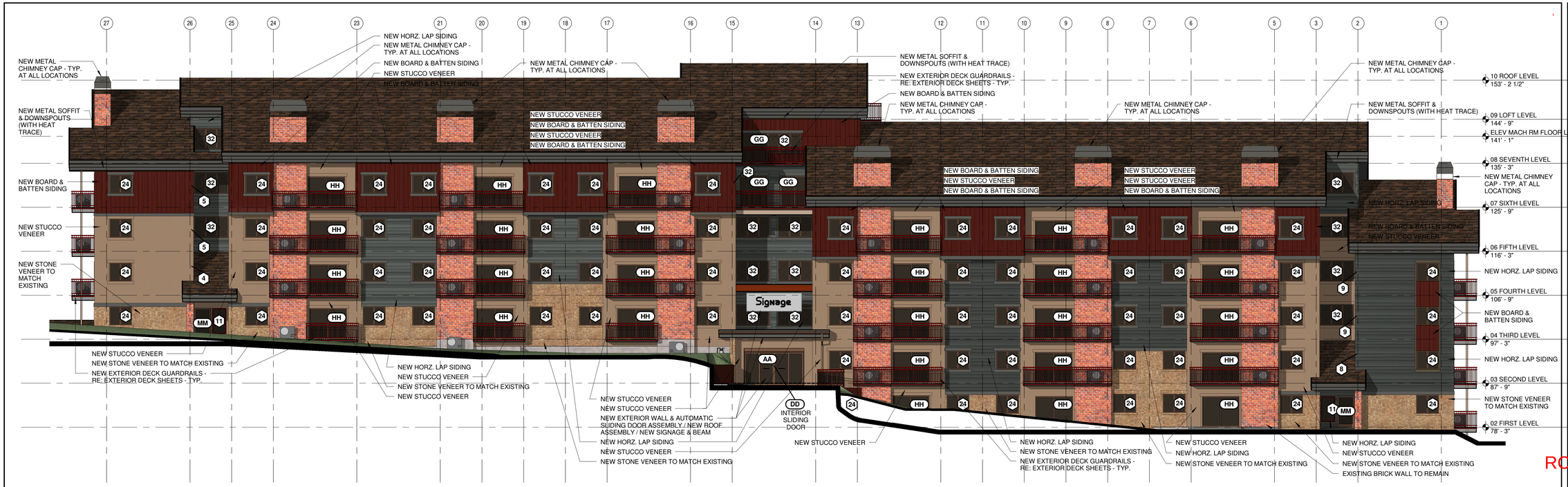
Project Phase
PERMIT REVIEW

Sheet Title
SEVENTH FLOOR & LOFT BUILDING LAYOUTS

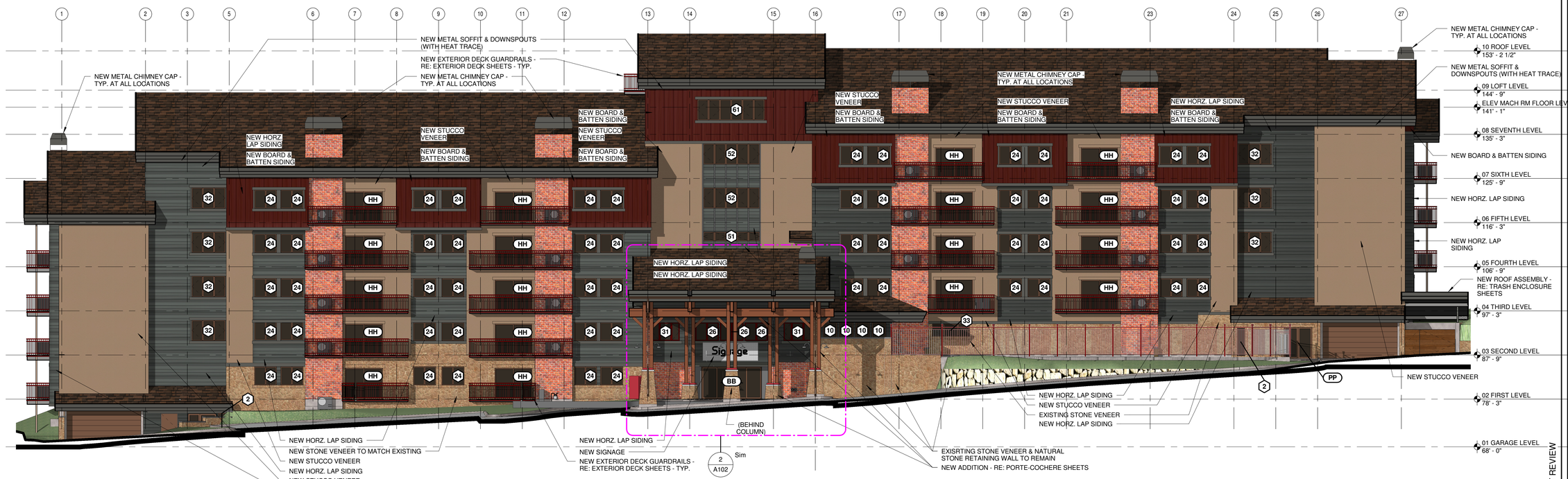
Sheet Number
A117

3/29/2019 2:08:48 PM 17022 BEAR CLAW II SET_R16

JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt



1 A201 NORTH ELEVATION
3/32" = 1'-0"



2 A201 SOUTH ELEVATION
3/32" = 1'-0"

2019-03-29 ESA NOTE:
COLORS SHOWN ARE A GENERAL REPRESENTATION ONLY. ACTUAL COLORS SHALL BE FINALIZED WITH OWNER BASED ON LARGE FORMAT SAMPLES FOR COMPARISON AND REVIEW PRIOR TO ORDERING AND INSTALLATION.

1 DOOR & WINDOW TRIM HAVE BEEN UPDATED PER DETAILS ON SHEET A512

DATE: 2019-03-29 PERMIT REVIEW

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/30/19
LICENSED ARCHITECT

NOTICE: DUTY OF COOPERATION

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Eric Smith Associates, P.C.

No.	Description	Date
1	ADDENDUM 01	2018-11-30

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

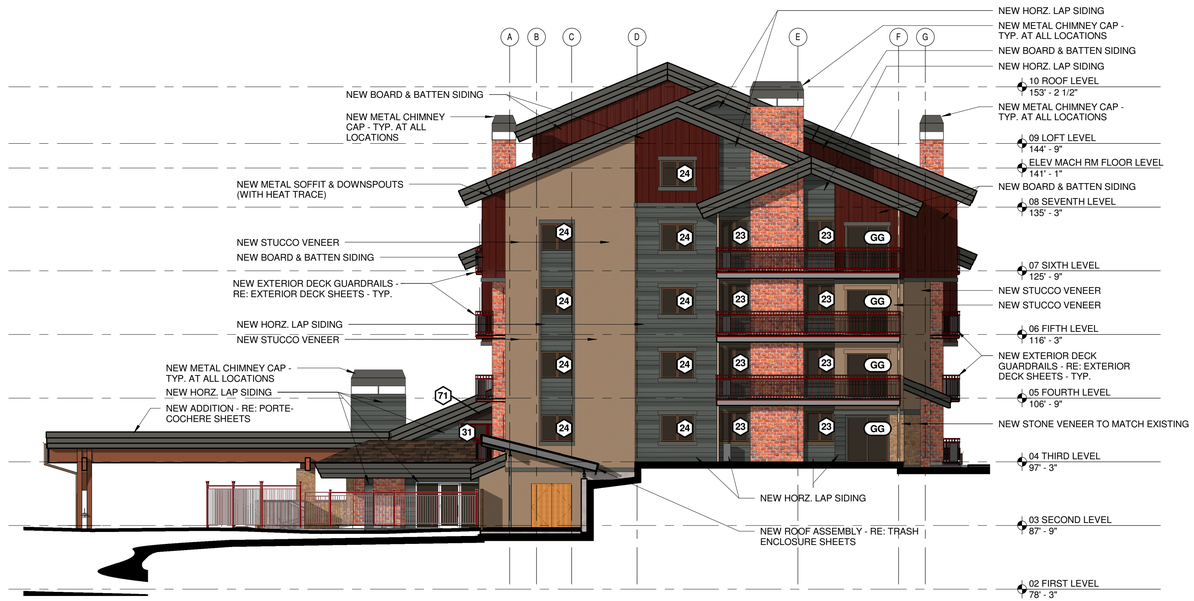
Sheet Title
EXTERIOR ELEVATIONS

Sheet Number
A201

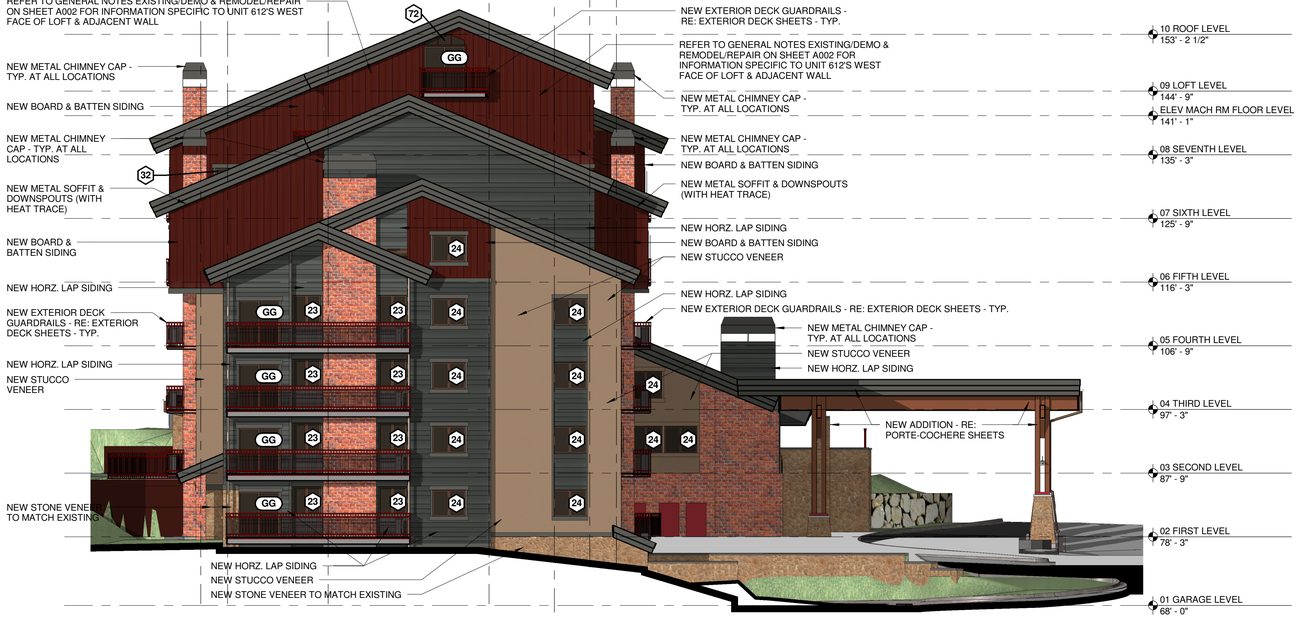
RCRBD Record Set

3/29/2019 2:09:23 PM 17022 BEAR CLAW II SET_R16

JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt



1 / A202 EAST ELEVATION
3/32" = 1'-0"



2 / A202 WEST ELEVATION
3/32" = 1'-0"

1 DOOR & WINDOW TRIM HAVE BEEN UPDATED PER DETAILS ON SHEET A512



BOARD ON BOARD SIDING
JAMES HARDIE CEDARMILL COUNTRYLANE RED



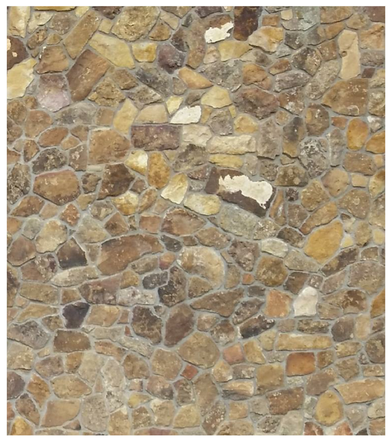
HORIZONTAL SIDING
JAMES HARDIE CEDARMILL RICH ESPRESSO



STUCCO
STO CORP. COLOR 32133



WINDOW & DOOR FRAMES, EXPOSED STEEL & RAILINGS
DARK BRONZE



STONE VENEER MATCH EXISTING



METAL CHIMNEY CAP

2019-03-29 ESA NOTE:
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1	ADDENDUM 01	2018-11-30

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

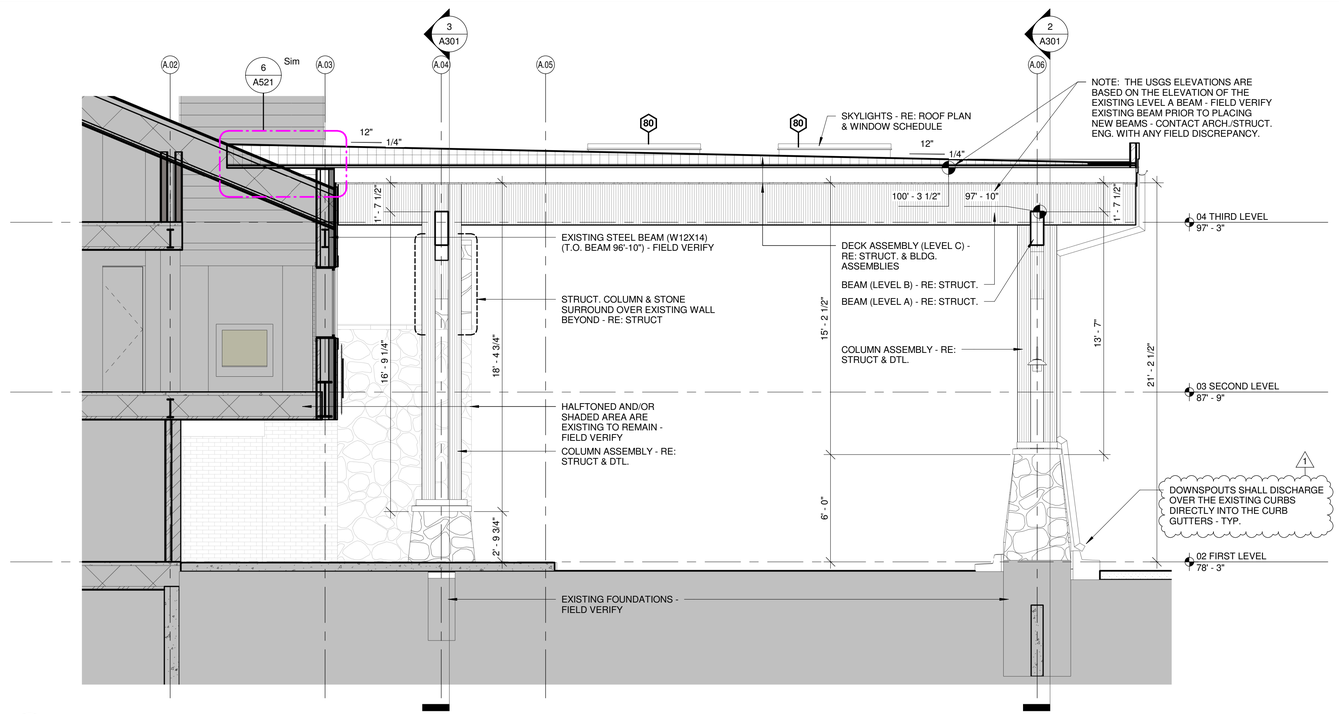
ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
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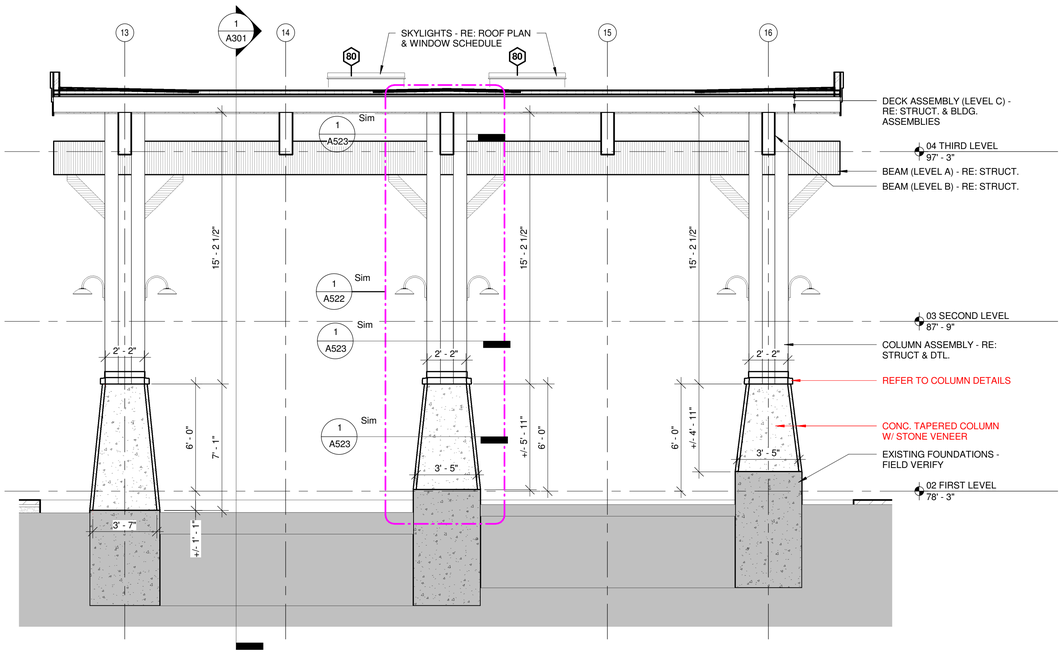
Project Phase: PERMIT REVIEW

Sheet Title: EXTERIOR ELEVATIONS

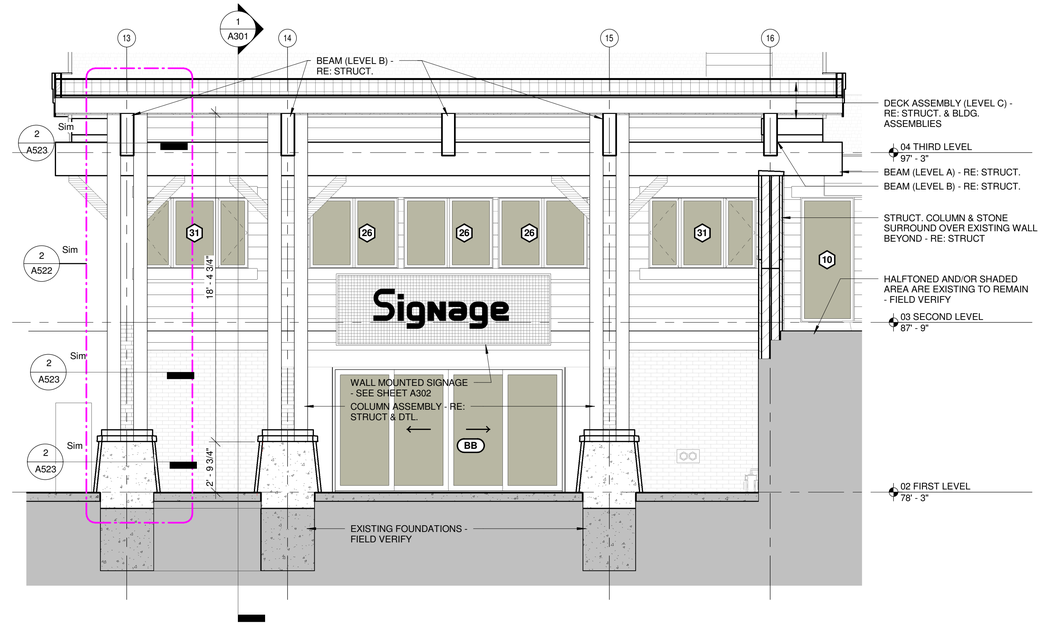
Sheet Number: A202



1 A301 BUILDING SECTION 11 (PORTE COCHERE)
1/4" = 1'-0"



2 A301 BUILDING SECTION 12 (PORTE COCHERE)
1/4" = 1'-0"



3 A301 BUILDING SECTION 13 (PORTE COCHERE)
1/4" = 1'-0"

DATE: 2019-03-29 PERMIT REVIEW

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/30/19
LICENSED ARCHITECT

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Eric Smith Associates, P.C.

No.	Description	Date
1	ADDENDUM 01	2018-11-30

RC/RBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5488, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

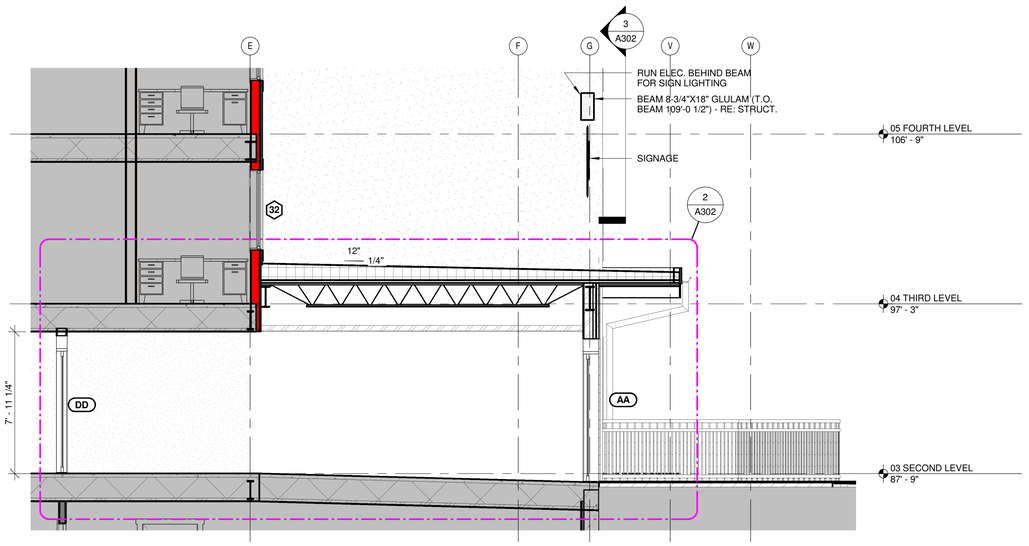
Project Phase
PERMIT REVIEW

Sheet Title
BUILDING SECTIONS - PORTE-COCHERE

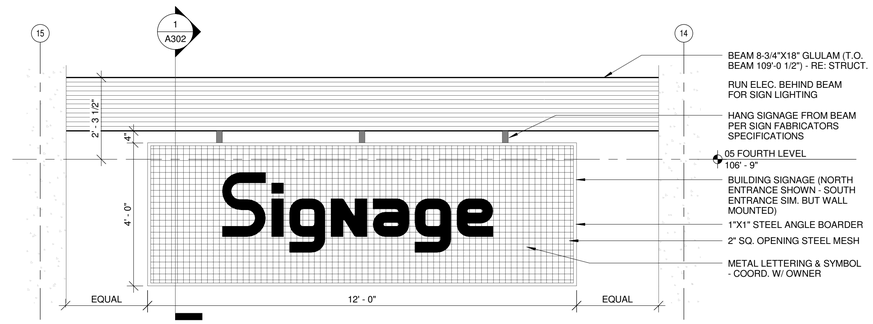
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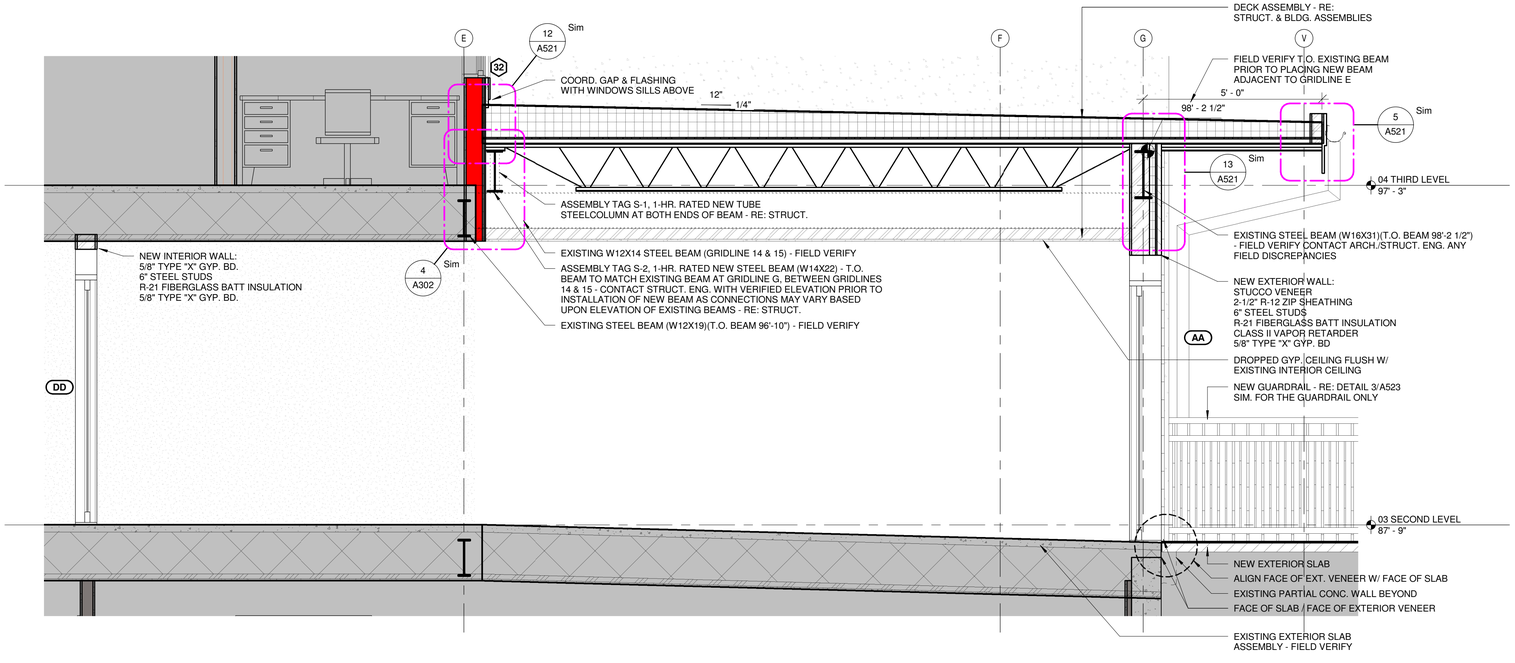


1 A302 BUILDING SECTION 21 (SKI STORAGE)
1/4" = 1'-0"

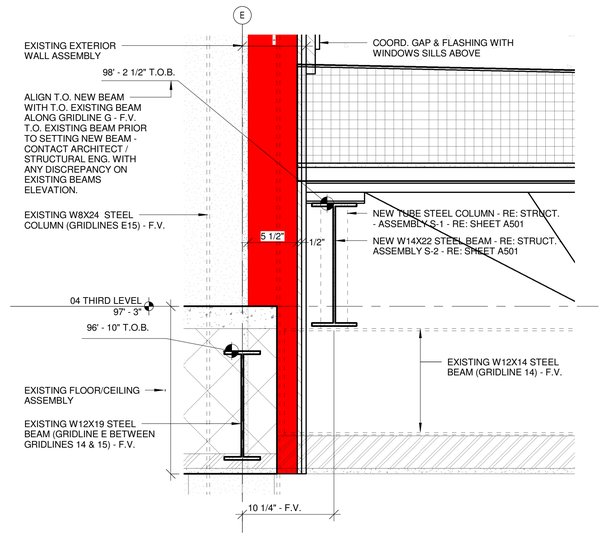


DETAIL NOTE:
1. DETAIL SHOWN IS FOR GENERAL REFERENCE ONLY. EXTERIOR SIGNAGE TO BE COORDINATED WITH SEPARATE SIGN CONSULTANT AND ISSUED UNDER A SEPARATE PERMIT PER THE CITY OF STEAMBOAT SPRINGS PLANNING DEPARTMENT AND ROUTT COUNTY BUILDING DEPARTMENT.
2. SIGNAGE MATERIALS SHOWN ARE FOR REFERENCE ONLY - EXACT MATERIAL TYPE & CONFIGURATION TO BE COORDINATED WITH OWNER.
3. NORTH BUILDING SIGNAGE SHOWN, SOUTH BUILDING SIGN SIMILAR.

3 A302 WALL SECTION (SIGNAGE)
1/2" = 1'-0"



2 A302 WALL SECTION 21 (SKI STORAGE)
1/2" = 1'-0"



4 A302 SKI STORAGE BEAM DETAIL
1 1/2" = 1'-0"

DATE: 2019-03-29 PERMIT REVIEW

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/30/19
LICENSED ARCHITECT

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Eric Smith Associates, P.C.

No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

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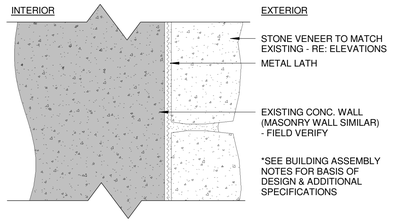
Project Phase
PERMIT REVIEW

Sheet Title
BUILDING SECTIONS - SKI ENTRY

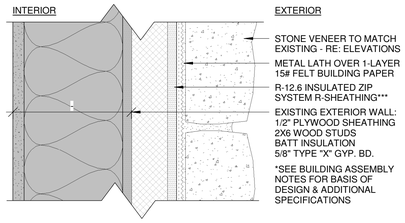
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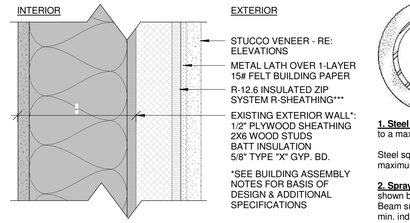


1 A501 EXT. WALL (CONC) W/ STONE VENEER
3" = 1'-0"



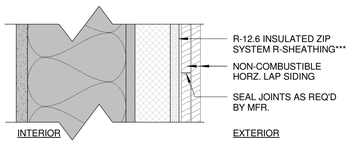
*** TYVEK COMMERCIALWRAP SHALL BE INSTALLED OVER THE EXISTING SHEATHING IN PLACE OF THE INSULATED SHEATHING WHERE INDICATED ON THE BUILDING LAYOUTS - RE: BUILDING ASSEMBLY NOTES & INSULATED SHEATHING LEGEND

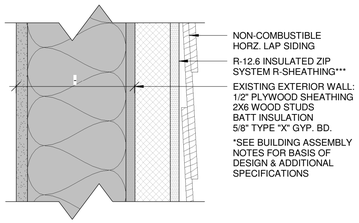
2 A501 EXT. WALL W/ STONE VENEER
3" = 1'-0"



*** TYVEK COMMERCIALWRAP SHALL BE INSTALLED OVER THE EXISTING SHEATHING IN PLACE OF THE INSULATED SHEATHING WHERE INDICATED ON THE BUILDING LAYOUTS - RE: BUILDING ASSEMBLY NOTES & INSULATED SHEATHING LEGEND

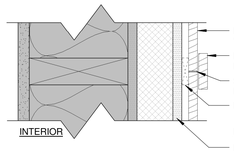
3 A501 EXT. WALL W/ STUCCO VENEER
3" = 1'-0"

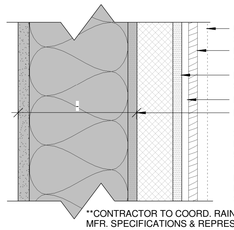




*** TYVEK COMMERCIALWRAP SHALL BE INSTALLED OVER THE EXISTING SHEATHING IN PLACE OF THE INSULATED SHEATHING WHERE INDICATED ON THE BUILDING LAYOUTS - RE: BUILDING ASSEMBLY NOTES & INSULATED SHEATHING LEGEND

4 A501 EXT. WALL W/ SIDING (HORZ LAP)
3" = 1'-0"

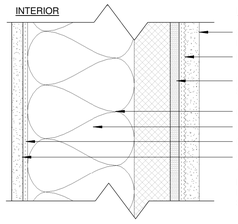




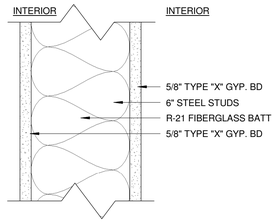
**CONTRACTOR TO COORD. RAINSCREEN REQUIREMENT WITH MFR. SPECIFICATIONS & REPRESENTATIVE AS IT VARIES BASED ON THE NUMBER OF STORIES & THE OVERHANG

*** TYVEK COMMERCIALWRAP SHALL BE INSTALLED OVER THE EXISTING SHEATHING IN PLACE OF THE INSULATED SHEATHING WHERE INDICATED ON THE BUILDING LAYOUTS - RE: BUILDING ASSEMBLY NOTES & INSULATED SHEATHING LEGEND

5 A501 EXT. WALL W/ SIDING (VERT B&B)
3" = 1'-0"



6 A501 EXT. WALL (MTL. STUD) W/ STUCCO VENEER
3" = 1'-0"

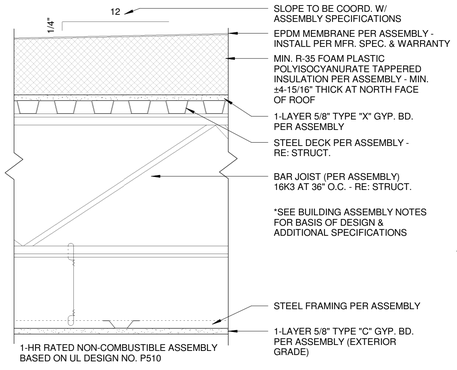


7 A501 INT. WALL (6" MTL. STUD)
3" = 1'-0"

INSULATED SHEATHING LEGEND (BUILDING LAYOUTS):

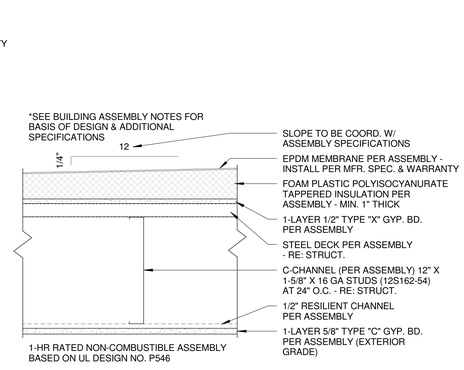
2STN = 2" INSULATED SHEATHING WITH STONE
1STN = 1" INSULATED SHEATHING WITH STONE
0STN = NO INSULATED SHEATHING UNDER STONE
2STC = 2" INSULATED SHEATHING WITH STUCCO
1STC = 1" INSULATED SHEATHING WITH STUCCO
0STC = NO INSULATED SHEATHING UNDER STUCCO
2HL = 2" INSULATED SHEATHING WITH HORZ. LAP
1HL = 1" INSULATED SHEATHING WITH HORZ. LAP
0HL =NO INSULATED SHEATHING UNDER HORZ. LAP
2VBB = 2" INSULATED SHEATHING WITH VERT. B&B
1VBB = 1" INSULATED SHEATHING WITH VERT. B&B
0VBB = NO INSULATED SHEATHING UNDER VERT. B&B
EB = EXISTING BRICK TO REMAIN
ESTN = EXISTING STONE

GENERAL NOTE:
a. 2" INSULATION REFERES TO R-12.6 INSULATED SHEATHING
b. 1" INSULATION REFERES TO R-6.6 INSULATED SHEATHING
c. SEE BUILDING ASSEMBLY NOTES (SHEET A501) FOR ADDITIONAL INFORMATION RELATED TO THE INSULATED SHEATHING



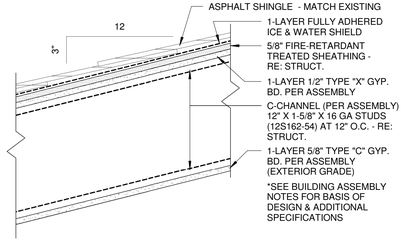
1-HR RATED NON-COMBUSTIBLE ASSEMBLY BASED ON UL DESIGN NO. P510

8 A501 ROOF ASSEMBLY - SKI ENTRY
1 1/2" = 1'-0"



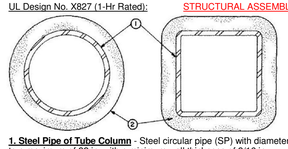
1-HR RATED NON-COMBUSTIBLE ASSEMBLY BASED ON UL DESIGN NO. P546

9 A501 ROOF ASSEMBLY - PORTE-COCHERE
1 1/2" = 1'-0"



10 A501 ROOF ASSEMBLY - TRASH ENCLOSURE
1 1/2" = 1'-0"

UL Design No. X827 (1-Hr Rated): STRUCTURAL ASSEMBLY TAG: S-1



1. Steel Pipe of Tube Column - Steel circular pipe (SP) with diameter (ID) ranging from a minimum of 3 in. to a maximum of 32 in. with a minimum wall thickness of 3/16 in.

Steel square or rectangular tube (ST) with outside wall dimensions ranging from minimum 3 in. to a maximum of 36 in. and a minimum wall thickness of 3/16 in.

2. Spray-Applied Fire-Resistive Materials* — Applied by spraying with water to the final thicknesses shown below. Crest areas shall be filled with Spray-Applied Fire Resistive Materials above the beam. Beam surfaces must be clean and free of dirt, loose scale and oil. Min average density of 13 pcf with min. ind density of 11 pcf for Types II, or DC/F. Min avg and min ind densities of 22 and 19 pcf, respectively, for Type HP. For method of density determination, refer to Design Information Section.

The min thickness of Spray-Applied Fire Resistive Material required for various fire resistance ratings of contour sprayed steel pipes or tubes are shown in the tables below.

Min Column Size	A/P	MIN. THK. IN. 1 HR	1-1/2 HR	2 HR	3 HR	4 HR
ST 3x3x0.188	0.18	1	1-3/4	2-9/16	—	—
ST 4x4x0.188	0.18	15/16	1-9/16	2-3/16	3-1/2	4-13/16
ST 4x4x0.25	0.24	3/4	1-5/16	1-15/16	3	4-13/16
ST 4x4x0.375	0.34	9/16	13/16	1-1/4	2-3/16	3
ST 4x4x0.5	0.44	7/16	3/4	1-1/16	1-11/16	2-5/16
ST 36x24x0.5	0.49	3/8	7/16	11/16	1-1/8	1-5/8
SP 3x0.188	0.18	1	3-3/4	2-9/16	—	—
SP 4x0.237	0.22	13/16	1-7/16	2-1/16	3-3/8	4-13/16

ISOLATEK INTERNATIONAL — Type HP, D-C/F or II. Investigated for exterior use. Type EBS or Type X adhesive/sealer optional.

As an alternate to the above tables, the required thickness of Spray-Applied Fire Resistive Materials to be applied to all surfaces of the steel pipes or tubes for all rating periods may be determined from the following equation:

The thickness of sprayed for ratings of 1, 1-1/2, 2, 3, and 4 h of a steel pipe or tube may be determined by the equation:

$$h = \frac{R - 0.38}{3.58\ (A/P)}$$

Where: R = the hourly rating (hrs).
h = the thickness of protection material, min 0.35 - max 3.50 in.
A = the cross sectional area (sq in.)
P = the heated perimeter (in.)
The A/P ratio of a circular pipe is determined by:

$$A/P = \frac{t\,(d - t)}{d}$$

Where: d = the outer diameter of the pipe (in.)
t = the wall thickness of the pipe (in.)
The A/P ratio of a rectangular tube is determined by:

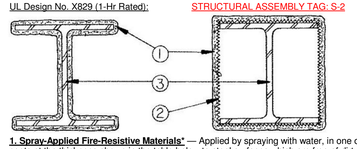
$$A/P = \frac{t\,(a + b - 2t)}{a + b}$$

Where: a = the outer width of the tube (in.)
b = the outer length of the tube (in.)
t = the wall thickness of the tube (in.)

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

ESA Note:
1. **The system above is taken from the Underwriters Laboratories, Inc. (UL) Ultimate Fire Resistance Design Wizard (http://database.ul.com/cgi-bin/ulweb/LISEXT/1FRAME/FireResistanceWizard.html). See the UL Design Wizard or published directory for the complete assembly (which is not shown in it's entirety above) and the design information section ANSI/UL 263 (BXUV).**
2. **Spray-Applied Fire-Resistive Materials basis of design: CAFCO Blaze Shield System by Isolatek International. The contractor proposes and proceeds with an alternative product, they shall provide all related documentation including but not limited to an approved fire rated assembly, product specifications, letter from manufacturer indicating the use of their product(s) in all conditions utilized within this project.**
3. **See also Isolatek International for additional information and specifications (i.e. material thickness for beam sizes not listed within assembly) not specified above or within the UL Design in it's entirety.**
4. **Letter from Isolatek International allowing the above reference UL Design column assembly in a horizontal configuration to be provided upon request.**

UL Design No. X829 (1-Hr Rated): STRUCTURAL ASSEMBLY TAG: S-2



1. Spray-Applied Fire-Resistive Materials* — Applied by spraying with water, in one or more untamped coats at the thickness shown in the table below to steel surfaces which are free of dirt, oil or scale. Use of adhesive is optional. Minimum average untamped density is 13 pcf with minimum ind untamped density of 11 pcf for Types II and D-C/F. Min avg and min ind untamped densities of 22 and 19 pcf, respectively, for Type HP. Tamping is optional. For method of density determination refer to Design Information Section.

The thickness of Spray-Applied Fire Resistive Materials (Item 1) required for rating periods of 1 h, 1-1/2 h, 2 h, 3 h, 4 h of contour sprayed columns may be determined by the equation:

$$h = \frac{R}{1.01\ (W/D) + 0.66}$$

Where: h=Protection material thickness in the range 0.375-3.75 in.
R=Fire resistance rating in hours (1-4 h).
D=Heated perimeter of steel column in inches.
W=Weight of steel column in lbs per foot.
W/D=0.55 to 7.0

The thickness of Spray-Applied Fire Resistive Materials in the range of 0.375-3.75 in. required for rating periods of 1 h, 1-1/2 h, 2 h, 3 h, 4 h of contour sprayed columns with W/D=0.30-0.55 may be determined by the equation:

$$h = \frac{R}{0.95\ (W/D) + 0.45}$$

As an alternative to the equations, the minimum thickness of protection Material required for various fire resistance ratings of contour or box sprayed columns may be determined from the table below:

Min Column Size	W/D	MIN. THK. IN. 1 HR	1-1/2 HR	2 HR	3 HR	4 HR
W8X10	0.33	1-1/4	1-13/16		2-5/16	3-9/16	—
*W6X16	0.57	11/16	1-1/8		1-9/16	2-7/16	3-1/4
W8X28	0.68	11/16	1-1/8		1-7/16	1-7/8	2-5/16
W10X49		0.83	11/16	1		1-1/4	1-11/16	2-1/8
W12X106	1.46	7/16	3/4		1	1-7/16	1-15/16	
W14X233	2.52	5/16	1/2		1/2	15/16	1-5/16	
W14X730	6.68	3/8	3/8		3/8	3/8	9/16	

* = A 1 1/2 Hour Rating may be obtained on a minimum W6x16 column with a minimum 3/8 in. of material.

The thicknesses of protection material contained in the table below are applicable when the protection of the contour sprayed column's flange tips are reduced to one-half.

W8X10	0.33	1-3/8	2		2-5/8	—	—
*W6X16	0.57	13/16	1-5/16		1-3/4	2-3/4	3-11/16
W8X28	0.68	13/16	1-5/16		1-11/16	2-9/16	3-7/16
W10X49		0.83	13/16	1-1/8		1-7/16	1-15/16	2-7/16
W12X106	1.46	1/2	13/16		1-1/8	1-5/8	2-3/16
W14X233	2.52	7/16	9/16		9/16	1-1/16	1-1/2
W14X730	6.68	3/8	3/8		3/8	1/2	11/16

ISOLATEK INTERNATIONAL — Type D-C/F, HP or II. Type D-C/F, HP or II investigated for exterior use. Type EBS or Type X adhesive/sealer optional.

2. Metal Lath — (Optional for contour application) — 3.4 lb/sq yd galvanized or painted expanded steel lath. Lath shall be lapped 1 in. and tied together with No. 13 SWG galvanized steel wire spaced vertically 6 in. O.C. or alternately, attached with No. 24 MSG spring clips, 1/2 in. wide, pushed onto column flanges, vertically spaced 6 in. O.C.

3. Steel Column — Min. sizes as shown above in Item 1.

*Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

ESA Note:
1. **The system above is taken from the Underwriters Laboratories, Inc. (UL) Ultimate Fire Resistance Design Wizard (http://database.ul.com/cgi-bin/ulweb/LISEXT/1FRAME/FireResistanceWizard.html). See the UL Design Wizard or published directory for the complete assembly (which is not shown in it's entirety above) and the design information section ANSI/UL 263 (BXUV).**
2. **Spray-Applied Fire-Resistive Materials basis of design: CAFCO Blaze Shield System by Isolatek International. The contractor proposes and proceeds with an alternative product, they shall provide all related documentation including but not limited to an approved fire rated assembly, product specifications, letter from manufacturer indicating the use of their product(s) in all conditions utilized within this project.**
3. **See also Isolatek International for additional information and specifications (i.e. material thickness for beam sizes not listed within assembly) not specified above or within the UL Design in it's entirety.**
4. **Letter from Isolatek International allowing the above reference UL Design column assembly in a horizontal configuration to be provided upon request.**

BUILDING ASSEMBLY NOTES:

1) BASIS OF DESIGN:
1a) INSULATED SHEATHING - HUBER ENGINEERED WOODS ZIP SYSTEM R-SHEATHING WITH ZIP SYSTEM SEAM / FLASHING TAPE AND ZIP SYSTEM FLEXIBLE FLASHING TAPE.
i) 2-1/2" THICK (2" INSULATIONS W/ 1/2" SHEATHING PER MFR. SPEC) = R-12.6.
ii) 1-1/2" THICK (1" INSULATIONS W/ 1/2" SHEATHING PER MFR. SPEC) = R-6.6.
1b) NON-COMBUSTIBLE FIBER CEMENT HORIZONTAL LAP SIDING - JAMES HARDIE.
1c) NON-COMBUSTIBLE FIBER CEMENT VERTICAL BOARD & BATTEN SIDING - JAMES HARDIE.
1d) STONE VENEER - CONTRACTOR TO MATCH EXISTING STONE VENEER.
1e) STUCCO VENEER - STO POWERWALL FAMILY SYSTEM.
1f) ASPHALT SHINGLES - CONTRACTOR TO MATCH EXISTING ASPHALT SHINGLES.
1g) POLYISOCYANURATE FOAMED PLASTIC INSULATION BOARD (UL ASSEMBLY DESIGN NO. P510) IN COMPLIANCE WITH PROPRIETARY LIST INDICATED WITHIN ASSEMBLY (I.E. CARLISLE SYNTEC INCORPORATED - TYPE HP, HP-H, HP-N, HP-W).
1h) POLYISOCYANURATE FOAMED PLASTIC INSULATION BOARD (UL ASSEMBLY DESIGN NO. P546) IN COMPLIANCE WITH THE UL FIRE RESISTANCE DIRECTORY - FOAMED PLASTIC (CCVW).
1i) EPDM MEMBRANE - FULLY ADHERED IN COMPLIANCE WITH THE UL FIRE RESISTANCE DIRECTORY - ROOFING MEMBRANES (CHCI).
1j) SPRAY APPLIED FIRE-RESISTIVE MATERIAL (SFRM) - ISOLATEK INTERNATIONAL CAFCO BLAZE-SHIELD II OR HP.
1k) WATER-RESISTIVE BARRIER - DUPONT TYVEK COMMERCIALWRAP WITH DUPONT TYVEK TAPE AND/OR DUPONT FLASHING TAPE PER MANUFACTURER'S SPECIFICATIONS AND WARRANTY.
2) INSULATED SHEATHING (1a):
2a) SHEATHING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS & WARRANTY. CONNECTION TO SIMILAR AND/OR ADJACENT MATERIALS SHALL BE COORDINATED IN THE FIELD WITH THAT MANUFACTURER'S SPECIFICATIONS & WARRANTY INCLUDING BUT NOT LIMITED TO SEALED SEAMS BETWEEN TWO OR MORE PANELS, WINDOW & OPENING FLASHING, THRU PENETRATIONS, ETC...
2b) R-12.6 INSULATED SHEATHING IS INDICATED WITHIN THE BUILDING ASSEMBLY DETAILS; HOWEVER, R-6.6 OR NO INSULATED SHEATHING SHALL BE SUBSTITUTED IN ITS PLACE BASED ON EXISTING CONDITIONS. REFER TO BUILDING LAYOUT SHEETS FOR VENEER FINISH TYPES AND INSULATED SHEATHING THICKNESS FOR EACH EXTERIOR WALL.
2c) WATER-RESISTIVE BARRIER (TYVEK COMMERCIALWRAP)(1k) SHALL BE INSTALLED OVER THE EXISTING WOOD SHEATHING IN PLACE OF ZIP R-SHEATHING (1a) WHERE "NO INSULATED SHEATHING UNDER ..." (SEE INSULATED SHEATHING LEGEND) IS INDICATED / SPECIFIED. THE WATER-RESISTIVE BARRIER SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS & WARRANTY. THE CONTRACTOR SHALL COORDINATE THE OVERLAPPING AND INSTALLATION OF BOTH THE WATER-RESISTIVE BARRIER AND THE ZIP R-SHEATHING SYSTEM PER THEIR RESPECTIVE MANUFACTUERS SPECIFICATIONS WHEN THEY ARE ADJACENT TO ONE ANOTHER.
3) ALL EXTERIOR VENEER MATERIALS TO BE INSTALLED IN STRICT CONFORMANCE WITH THEIR RESPECTIVE MANUFACTURER'S SPECIFICATIONS & WARRANTY.
4) FIELD VERIFY EXISTING WALL. EXISTING EXTERIOR VENEER & MATERIALS TO BE REMOVED DOWN TO PLYWOOD SHEATHING.
5) 1-HR FIRE RATED TUBE STEEL COLUMN ASSEMBLY BASED ON UL DESIGN NO. X827.
6) 1-HR FIRE RATED "W" BEAM ASSEMBLY BASED ON UL DESIGN NO. X829.
7) SFRM THICKNESS BASED ON ISOLATEK INTERNATIONAL'S TECHNICAL SPECIFICATIONS BASED ON THE SIZE AND CONFIGURATION OF THE COLUMN/BEAMS. CONTRACTOR SHALL PROVIDE ALL THE APPLICABLE INFORMATION INCLUDING, BUT NOT LIMITED TO FIRE RATED TESTED ASSEMBLIES, REQUIRED MATERIAL THICKNESS & APPLICABLE DETAILS IF A SUBSTITUTION IS USED.
8) IF A BUILDING ASSEMBLY REFERENCES A SPECIFIC FIRE RATED TESTED ASSEMBLY, THE CONTRACTOR SHALL BUILD THAT SPECIFIC ASSEMBLY BASED ON THE REQUIREMENTS SPECIFIED WITHIN THE REFERENCED ASSEMBLY (I.E. PROPRIETARY MATERIALS, SIZES, SPACING, ETC...). CONTACT THE ARCHITECT AND STRUCTURAL ENGINEER IF THERE IS A CONFLICT BETWEEN THE CONSTRUCTION SET AND THE REFERENCED FIRE TESTED ASSEMBLY.

DATE: 2019-03-29 PERMIT REVIEW

3/29/2019 2:10:38 PM 17022 BEAR CLAW II SET_R16

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/29/19
LICENSED ARCHITECT

NOTICE: DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds the misunderstanding and increases the cost of remedy. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arriving out of such changes.

All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.

Eric Smith Associates, P.C.

No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

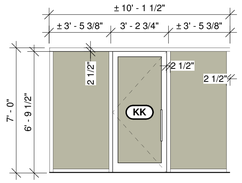
Sheet Title
BUILDING ASSEMBLIES & DETAILS

Sheet Number
A501

JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt

WINDOW SCHEDULE - REMODEL			
TYPE	BASIC SIZE WIDTH	HEIGHT	MODEL
2	1' - 8"	6' - 2"	SINGLE LITE
4	2' - 4"	1' - 6"	SINGLE LITE
5	2' - 4"	4' - 8"	SINGLE LITE
8	3' - 0"	1' - 6"	SINGLE LITE
9	3' - 0"	4' - 0"	SINGLE LITE
10	3' - 0"	7' - 0"	SINGLE LITE
11	3' - 0"	5' - 6"	SINGLE LITE
23	4' - 2"	4' - 6"	DOUBLE LITE
24	4' - 10"	4' - 0"	DOUBLE LITE
26	5' - 0"	4' - 0"	DOUBLE LITE
31	6' - 0"	4' - 0"	TRIPLE LITE
32	7' - 3"	4' - 6"	TRIPLE LITE
33	8' - 0"	2' - 8"	TRIPLE LITE
51	12' - 1"	2' - 0"	QUINTUPLE LITE
52	12' - 1"	4' - 6"	QUINTUPLE LITE
61	12' - 1"	4' - 6"	SEXTUPLE LITE
71	6' - 0"	2' - 6"	TRIANGLE
72	0' - 0"	0' - 0"	CUSTOM SHAPED TRIPLE
80	6' - 2 5/8"	4' - 2 5/8"	SKYLIGHT

DOOR SCHEDULE - REMODEL					
TYPE	DOOR WIDTH	HEIGHT	MODEL	FRAME MATERIAL	C0MMENTS
AA	13' - 0"	7' - 4"	AUTOMATIC SLIDING 4 PANEL (EXTERIOR)(FULL BREAKOUT)		RE: GENERAL NOTES FOR OPERATION & OPENING DIMENSIONS
BB	13' - 0"	7' - 0"	AUTOMATIC SLIDING 4 PANEL (EXTERIOR)(FULL BREAKOUT)		RE: GENERAL NOTES FOR OPERATION & OPENING DIMENSIONS
CC	13' - 0"	7' - 0"	AUTOMATIC SLIDING 4 PANEL (INTERIOR)(FULL BREAKOUT)		RE: GENERAL NOTES FOR OPERATION & OPENING DIMENSIONS
DD	13' - 0"	7' - 0"	AUTOMATIC SLIDING 4 PANEL (INTERIOR)(FIXED SIDELITE)		RE: GENERAL NOTES FOR OPERATION & OPENING DIMENSIONS
GG	6' - 0"	6' - 8"	SLIDING 2-PANEL		
HH	8' - 0"	6' - 8"	SLIDING 2-PANEL		
KK	3' - 0 1/4"	6' - 9 1/2"	SINGLE SWING FRAMED STOREFRONT		COORD. DOOR WITH STOREFRONT ASSEMBLY
LL	3' - 0"	6' - 8"	H.M. SWING		DOOR TO BE REUSED - RE: GENERAL NOTES
MM	3' - 6"	6' - 8"	SINGLE SWING METAL GLASS-PANELED	SPRAY-FOAM INSULATED HM	
NN	3' - 6"	6' - 8"	SINGLE SWING METAL GLASS-PANELED	SPRAY-FOAM INSULATED HM	
OO	3' - 6"	6' - 8"	SINGLE SWING METAL PANELED	SPRAY-FOAM INSULATED HM	
PP	6' - 0"	6' - 8"	DOUBLE SWING METAL GLASS-PANELED	SPRAY-FOAM INSULATED HM	
QQ	6' - 0"	6' - 8"	DOUBLE SWING METAL SOLID-ASYMMETRICAL PANELED	SPRAY-FOAM INSULATED HM	ASYMMETRIC PANELS: 1-30" PANEL & 1-42" PANEL
RR	6' - 0"	6' - 8"	DOUBLE SWING METAL GLASS-ASYMMETRICAL PANELED	SPRAY-FOAM INSULATED HM	ASYMMETRIC PANELS: 1-30" PANEL & 1-42" PANEL

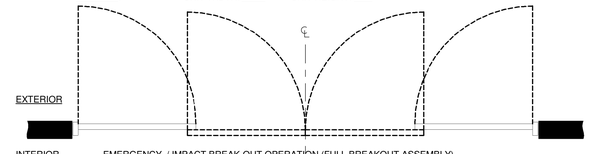


1 / A511 STOREFRONT - POOL / SPA
1/4" = 1'-0"

GENERAL STOREFRONT NOTES :

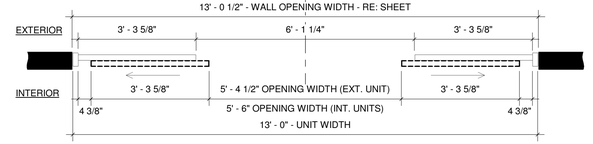
1. BASIS OF DESIGN: SEE PROJECT SPECIFICATIONS.
2. FRAME: 6" FRAME DEPTH & 2-1/2" SIGHTLINE (THERMALLY BROKEN).
3. GLAZING: 1" INSULATED DOUBLE PANE PANELS
4. FRAME COLOR: SEE PROJECT SPECIFICATIONS.
5. STOREFRONT ASSEMBLY SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS WITHIN THE 2015 IECC AND/OR THE CITY OF STEAMBOAT SPRINGS CODE AMENDMENTS.
6. GC TO COORD. WINDOWS ROUGH OPENING SIZES & REQUIREMENTS WITH MFR. PRIOR TO ORDERING & FRAMING WINDOWS.
7. SEE DOOR SCHEDULE & RELATED NOTES FOR OPERABLE STOREFRONT PANELS
8. INSULATE ALL STOREFRONT ASSEMBLY SHIM SPACES.
9. ALL EXTERIOR STOREFRONT OPENINGS TO BE WRAPPED WITH TYVEK AND/OR ZIP SYSTEM R-SHEATHING TAPE (OR EQUAL), AND FITTED WITH SELF-ADHERING FLASHING. INSTALL PER MFR'S SPECIFICATIONS, PRIOR TO SETTING DOOR JAMBS.
10. TEMPERED GLAZING TO BE PROVIDED AND INSTALLED AT LOCATIONS REQUIRED BY 2015 IBC AND/OR THE CITY OF STEAMBOAT SPRINGS CODE AMENDMENTS.
11. MODIFY R.O. FRAMING AS REQUIRED FOR THE NEW STOREFRONT ASSEMBLY. COORD. INCREASING THE HEAD HEIGHT OF THE R.O. IN THE FIELD BASED ON EXISTING CONDITIONS.

AUTOMATIC SLIDING DOOR BASIS OF DESIGN: SEE PROJECT SPECIFICATIONS.
STYLE: OVERHEAD CONCEALED FULL BREAKOUT & FIXED SIDELITE
DOOR BB, CC & DD: UNIT WIDTH: 13'-0" UNIT HEIGHT: 7'-0"
DOOR AA: UNIT WIDTH: 13'-0" UNIT HEIGHT: 7'-4"

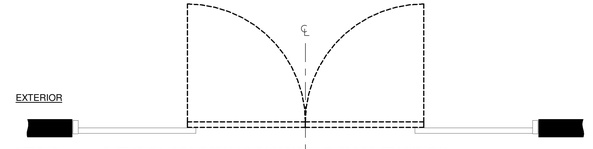


EMERGENCY / IMPACT BREAK-OUT OPERATION (FULL BREAKOUT ASSEMBLY)

NOTE: ASSEMBLY DIMENSIONS TO BE VERIFIED & COORDINATED WITH THE DOOR ASSEMBLY MANUFACTURER INCLUDING BUT NOT LIMITED TO; UNIT WIDTH, SLIDING PANEL OPENING WIDTH, BREAKOUT OPENING WIDTH, ETC...

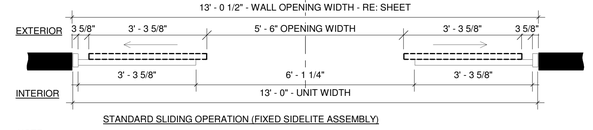


STANDARD SLIDING OPERATION (FULL BREAKOUT ASSEMBLY)



EMERGENCY / IMPACT BREAK-OUT OPERATION (FIXED SIDELITE ASSEMBLY)

NOTE: ASSEMBLY DIMENSIONS TO BE VERIFIED & COORDINATED WITH THE DOOR ASSEMBLY MANUFACTURER INCLUDING BUT NOT LIMITED TO; UNIT WIDTH, SLIDING PANEL OPENING WIDTH, BREAKOUT OPENING WIDTH, ETC...



STANDARD SLIDING OPERATION (FIXED SIDELITE ASSEMBLY)

NOTE:
1. GENERAL CONTRACTOR TO COORDINATE ROUGH OPENING WITH MFR. SPEC. & STRUCTURAL REQUIREMENTS.
2. ASSEMBLY DIMENSIONS ARE FOR GENERAL REFERENCE ONLY AND ARE TO BE VERIFIED & COORDINATED WITH THE DOOR ASSEMBLY MANUFACTURER & MODEL INCLUDING BUT NOT LIMITED TO; UNIT WIDTH, SLIDING PANEL OPENING WIDTH, BREAKOUT OPENING WIDTH, ETC...

2 / A511 SLIDING DOOR EXHIBIT
1/2" = 1'-0"

GENERAL DOOR & WINDOW NOTES :

1. REFER TO "WORK SCOPE NARRATIVE" ON SHEET A000, "GENERAL NOTES (EXISTING / DEMO)" & "GENERAL NOTES (REMODEL / REPAIR)" ON SHEET A002 FOR ADDITIONAL NOTES RELATED TO DOORS & WINDOWS NOT INCLUDED HEREIN.
2. WINDOW BASIS OF DESIGN: SEE PROJECT SPECIFICATIONS.
3. EXTERIOR & INTERIOR COLORS: SEE PROJECT SPECIFICATIONS.
4. SCREENS TO BE PROVIDED AT ALL OPERABLE WINDOWS.
5. GENERAL CONTRACTOR TO VERIFY ALL WINDOW & DOOR SIZES, TYPE, CONFIGURATION, ETC... FOR THE PURPOSES OF PRICING, ORDERING & INSTALLATION.
6. ANY RATED ASSEMBLY BEING REMOVED THAT IS LABLED SHALL BE REPLACED WITH A RATED ASSEMBLY THAT IS EQUAL TO OR GREATER THEN THE ASSEMBLY IT IS REPLACING. CONTACT ARCHITECT IF THERE IS AN EXISTING DOOR ASSEMBLY WITH AN ILLEGIBLE LABEL OR MISSING AND SHOULD BE LABELED.
7. WIDTH & HEIGHT SIZES SHOWN WITHIN SCHEDULES FOR DOORS & WINDOWS REPLACING EXISTING ASSEMBLIES ARE FOR GENERAL REFERENCE ONLY AND SHALL BE VERIFIED BASED ON THE ASSEMBLY IT IS REPLACING PRIOR TO ORDERING AND INSTALLATION.
8. AUTOMATIC SLIDING DOOR ASSEMBLY BASIS OF DESIGN: SEE PROJECT SPECIFICATIONS.
9. AUTOMATIC SLIDING DOOR ASSEMBLY HEIGHTS SHOWN WITHIN THE SCHEDULE DO NOT INCLUDE THE OVERHEAD CONCEALED HEADER. R.O. HEIGHT & WIDTH SHALL BE COORDINATED IN THE FIELD WITH THE DOOR ASSEMBLY SPECIFICATIONS.
10. AUTOMATIC SLIDING DOOR ASSEMBLY: PORTE-COCHERE ENTRANCE, EXTERIOR ASSEMBLY: OPERATED BY MOTION SENSOR DURING NORMAL BUSINESS HOURS (TO BE DETERMINED BY MANAGEMENT), AND AFTER BUSINESS HOURS, OPERATED VIA A ADA COMPLIANT PUSH PAD.
11. AUTOMATIC SLIDING DOOR ASSEMBLY: PORTE-COCHERE ENTRANCE, INTERIOR ASSEMBLY: OPERATED BY MOTION SENSOR DURING NORMAL BUSINESS HOURS (TO BE DETERMINED BY MANAGEMENT), AND AFTER BUSINESS HOURS, OPERATED VIA AN ACCESS CONTROLLED DEVICE (I.E. ELECTRONIC KEY FOB EVERY OWNER / RESIDENT WILL HAVE) AND/OR THE CURRENT CALL BOX CONNECTED TO EACH UNIT TO BE BUZZED IN.
12. AUTOMATIC SLIDING DOOR ASSEMBLY: SKI ENTRY, EXTERIOR ASSEMBLY: OPERATED FROM THE OUTSIDE VIA KEY FOB CARRIED BY USER. OPERATED FROM THE INSIDE VIA MOTION SENSOR.
13. AUTOMATIC SLIDING DOOR ASSEMBLY: SKI ENTRY, INTERIOR ASSEMBLY: OPERATED VIA MOTION SENSOR ON BOTH SIDES.
14. AUTOMATIC SLIDING DOOR ASSEMBLY (EXTERIOR): ADA ACCESSIBLE SURFACE MOUNTED THRESHOLD.
15. AUTOMATIC SLIDING DOOR ASSEMBLY (INTERIOR): ADA COMPLIANT RECESSED GUIDE TRACK.
16. ALL NEW DOORS & WINDOWS SHALL COMPLY WITH ALL APPLICABLE CODES ADOPTED BY CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY AND THEIR RESPECTIVE CODE AMENDMENTS.
17. ALL NEW DOORS BEING INSTALLED AND/OR REPLACING EXISTING DOORS AS PART OF THIS REMODEL SHALL BE PROVIDED WITH AND HAVE INSTALLED ALL HARDWARE AND EXITING DEVICES INCLUDING BUT NOT LIMITED TO CLOSERS, PUSH BAR PANIC HARDWARE, THRESHOLDS, WEATHER STRIPPING, ETC... REQUIRED BY 2015 IBC, ICC/ANSI A117.1-2009, 2010 ADA AND ALL OTHER APPLICABLE CODES HAVING JURISDICTION OVER THIS PROJECT.
18. ANY DOOR ASSEMBLY THAT IS NOTED AS TO BE REUSED SHALL BE REMOVED FROM ITS ORIGINAL LOCATION WITH EXTREME CARE, PREPED FOR REINSTALLATION AND PROVIDED WITH AND HAVE INSTALLED ALL HARDWARE AND EXITING DEVICES INCLUDING BUT NOT LIMITED TO CLOSERS, PUSH BAR PANIC HARDWARE, THRESHOLDS, WEATHER STRIPPING, ETC... REQUIRED BY 2015 IBC, ICC/ANSI A117.1-2009, 2010 ADA AND ALL OTHER APPLICABLE CODES HAVING JURISDICTION OVER THIS PROJECT.
19. ALL GLAZING TO BE LOW-E 366 INSULATED ASSEMBLY RATED FOR HIGH ALTITUDES. GLAZING SHALL NOT BE TINTED.
20. EACH WINDOW SHALL BE REVIEWED FOR COMPLIANCE WITH THE 2015 IBC SECTION 1015.8 WINDOW OPENINGS (GUARDS) INCLUDING BUT NOT LIMITED TO ITS SILL HEIGHT WITHIN THE UNIT, IT'S HEIGHT ABOVE AN EXTERIOR SURFACE, OPERATION CONTROLS AND LIMITATIONS, ETC...
21. TEMPERED GLAZING TO BE PROVIDED AND INSTALLED AT LOCATIONS REQUIRED BY 2015 IBC AND/OR THE CITY OF STEAMBOAT SPRINGS CODE AMENDMENTS.
22. ALL NEW INTERIOR WOOD TRIM STYLE AT DOORS & WINDOWS TO MATCH EXISTING TRIM PRIOR THE REMOVAL OF THE ORIGINAL DOOR & WINDOW ASSEMBLY. NEW INTERIOR TRIM WIDTH SHALL BE INCREASED FROM THE ORIGINAL WIDTH (I.E. 2-1/2" TO 3-1/4") TO OVERLAP ANY FINISH LINE BETWEEN NEWLY FINISHED / PAINTED TO UNFINISHED SURFACE INTERIOR WALL SURFACE. FRAME EXTENSIONS IN THE MATERIAL MATCHING THE FRAME & TRIM TO BE ADDED TO EACH NEW DOOR & WINDOW ASSEMBLY DUE TO THE INCREASED EXTERIOR WALL ASSEMBLY THICKNESS.
23. CURRENT ELECTRONIC RFID LOCKS THROUGHOUT THE BUILDING ARE BASED ON SALTO SYSTEMS, INC. ALL NEW ACCESS CONTROLLED EXTERIOR DOOR LOCKS SHALL BE BASED ON OR COMPATIBLE WITH THE EXISTING SALTO SYSTEMS, INC. HARDWARE AND PROGRAMING. THE TYPE OF LOCK EACH ACCESS CONTROLLED NEW OR REPLACEMENT DOOR IS INSTALLED WITH SHALL BE COORD. WITH THE PROPERTY MANAGERS PRIOR TO INSTALLATION.
24. REFER TO ORIGINAL WINDOW OPERATION PRIOR TO REMOVAL FOR THE OPERATION OF THE REPLACEMENT WINDOW.
25. ALL DOOR & WINDOW OPENINGS TO BE WRAPPED WITH TYVEK AND/OR ZIP SYSTEM R-SHEATHING TAPE (OR EQUAL), AND FITTED WITH SELF-ADHERING FLASHING, INSTALL PER MFR'S SPECIFICATIONS, PRIOR TO SETTING DOORS & WINDOWS.
26. INSULATE ALL EXTERIOR DOOR & WINDOW SHIM SPACES WITH EXPANDING FOAM INSULATION.
27. ALL HOLLOW METAL FRAMES BEING INSTALLED AS PART OF THE NEW EXTERIOR SWING DOORS SHALL BE SIZED AS REQ'D FOR THE ADDITIONAL THICKNESS OF THE EXTERIOR WALL (UP TO 2-1/2" INSULATED SHEATHING & NEW EXTERIOR VENEER), COMPATIBLE WITH INTERIOR & EXTERIOR NON-COMBUSTIBLE TRIM & CAVITY FILLED WITH SPRAY-APPLIED CLOSED CELL FOAM INSULATION.
28. COORDINATE OPERABLE STOREFRONT PANEL WITH ITS RESPECTIVE STOREFRONT ASSEMBLY.
29. SKYLIGHT BASIS OF DESIGN: SEE PROJECT SPECIFICATIONS.
30. SKYLIGHT: BUILT UP CURB TO BE MAX. 12" FROM THE FACE OF THE EPDM SURFACE TO THE T.O. CURB. FLASHING & WATERPROOFING DETAIL SHALL BE COORD. BETWEEN THE SKYLIGH MFR. SPEC. & THE EPDM ROOF ASSEMBLY MFR. SPEC.
31. SKYLIGHT: OPENING WITHIN ROOF / CEILING ASSEMBLY & INSIDE FACE OF BUILT UP CURB TO BE LINED WITH 1-LAYER 5/8" TYPE "C" GYP. BD. (EXTERIOR GRADE) PER REFERENCED ROOF ASSEMBLY.

DATE: 2019-03-29 PERMIT REVIEW

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/29/19
LICENSED ARCHITECT

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Eric Smith Associates, P.C.

No.	Description	Date

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

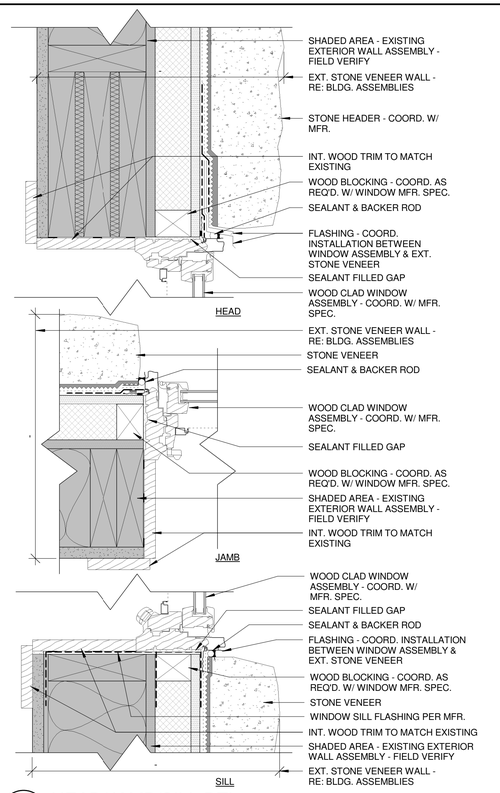
Project Phase
PERMIT REVIEW

Sheet Title
DOOR & WINDOW SCHEDULES & DETAILS

Sheet Number
A511

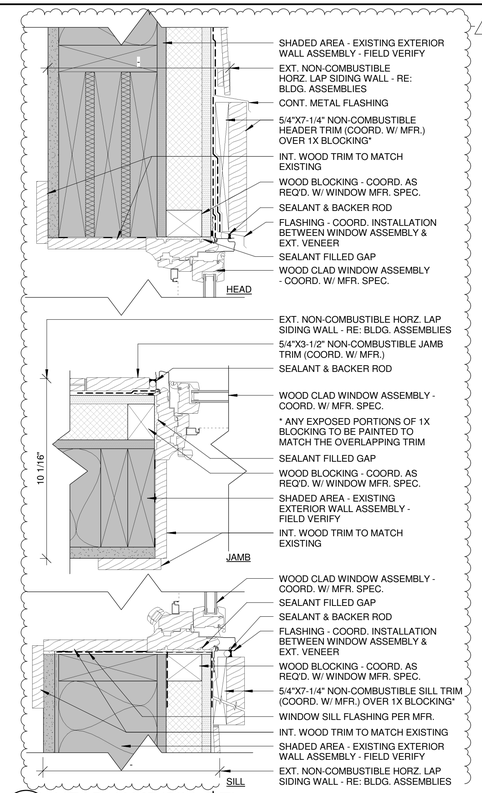
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JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt



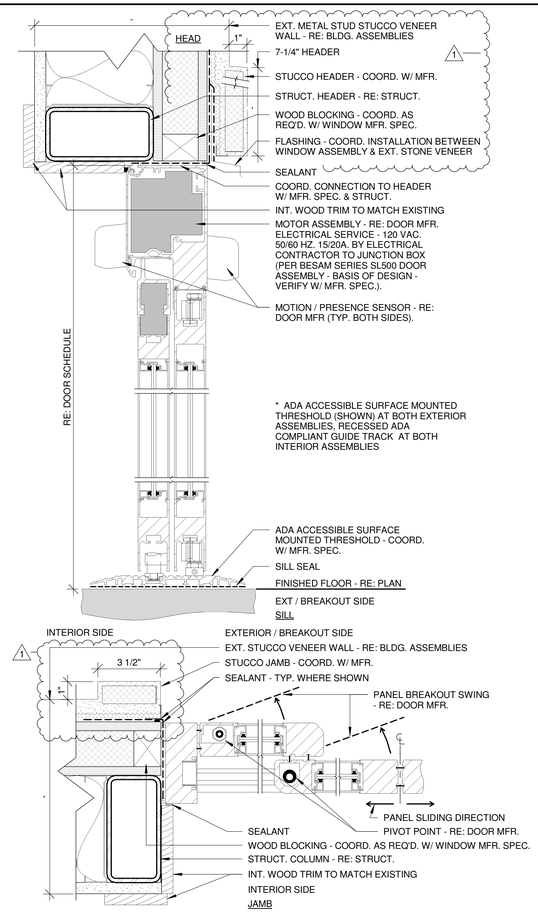
1 A512 HEAD/JAMB/SILL DTL. - 01

3" = 1'-0"



3 A512 HEAD/JAMB/SILL DTL. - 03

3" = 1'-0"

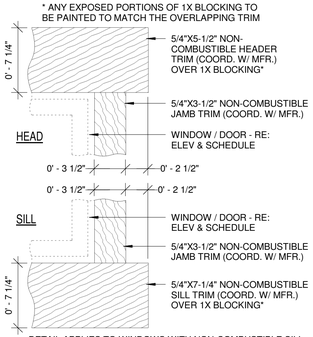


DETAIL NOTES:

1. NEW STUCCO VENEER WALL SHOWN IN DETAIL FOR REFERENCE ONLY. WALL TYPE VARIES BASED ON LOCATION OF PROPOSED AUTOMATIC SLIDING DOOR ASSEMBLY - RE: BLDG. LAYOUTS.
2. ALIGNMENT OF AUTOMATIC SLIDING DOOR ASSEMBLY WITHIN WALL TO BE COORDINATED IN THE FIELD BASED ON TYPE OF WALL ASSEMBLY IS TO BE INSTALLED WITHIN.
3. FULL BREAKOUT ASSEMBLY SHOWN, FIXED SIDELITE ASSEMBLY SIMILAR.

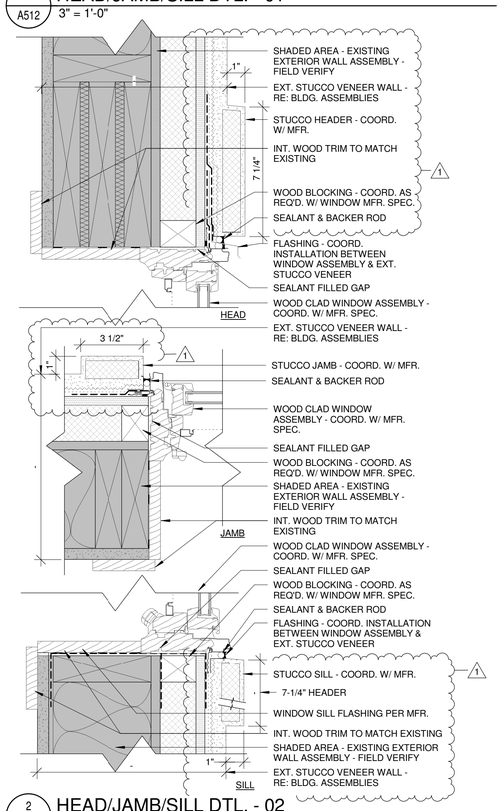
5 A512 HEAD/JAMB/SILL DTL. - 05

3" = 1'-0"



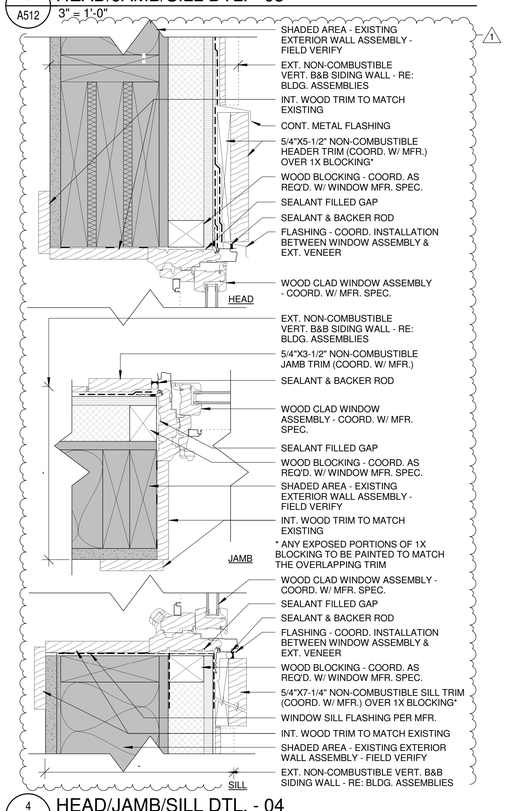
6 A512 WINDOW & DOOR EXTERIOR TRIM DTL.

1 1/2" = 1'-0"



2 A512 HEAD/JAMB/SILL DTL. - 02

3" = 1'-0"



4 A512 HEAD/JAMB/SILL DTL. - 04

3" = 1'-0"

HEAD/JAMB/SILL DETAILS SHOWN ARE FOR GENERAL REPRESENTATION ONLY. INSTALLATION OF DOOR & WINDOW ASSEMBLIES AND RELATED ADJACENT MATERIALS INCLUDING BUT NOT LIMITED TO INSULATED SHEATHING, FLASHING, EXTERIOR FINISHES, ETC... SHALL COMPLY WITH ALL MFR. SPECIFICATIONS & WARRANTY AND ANY AND ALL APPLICABLE CODES THAT HAVE JURISDICTION OVER THIS PROJECT, WHICHEVER IS MORE STRINGENT.

DATE: 2019-03-29 PERMIT REVIEW

3/29/2019 2:11:08 PM 17022 BEAR CLAW II SET_R16

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/29/19
LICENSED ARCHITECT

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Eric Smith Associates, P.C.

No.	Description	Date
1	ADDENDUM 01	2018-11-30

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

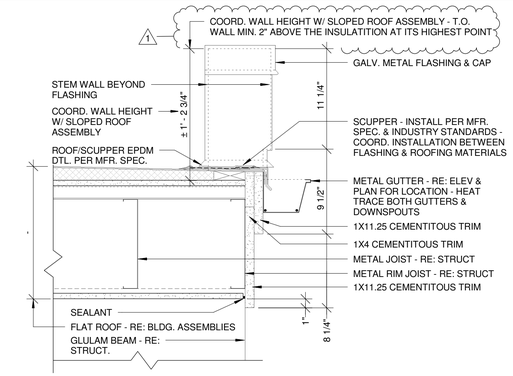
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Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

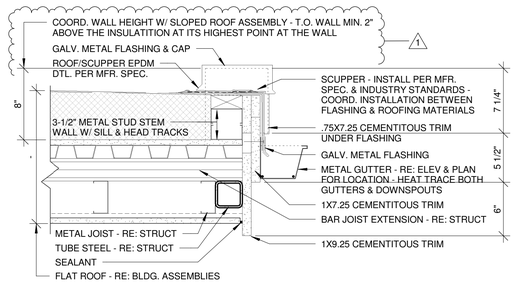
Sheet Title
DOOR & WINDOW DETAILS

Sheet Number
A512

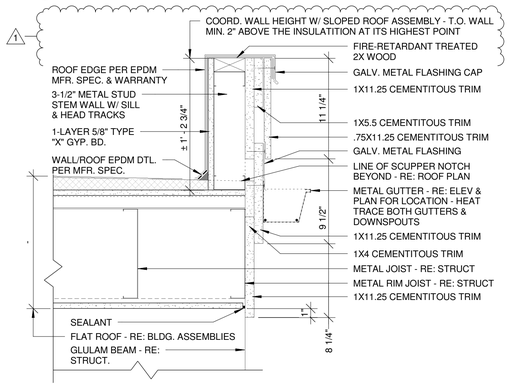
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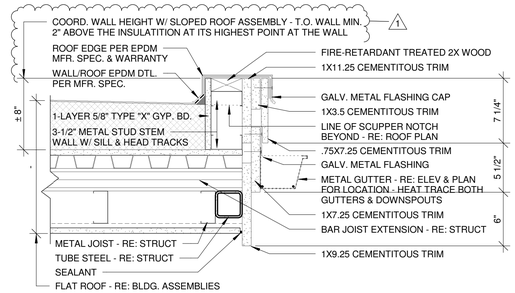
1 / A521 PORTE-COCHERE SCUPPER DETAIL-01
1 1/2" = 1'-0"



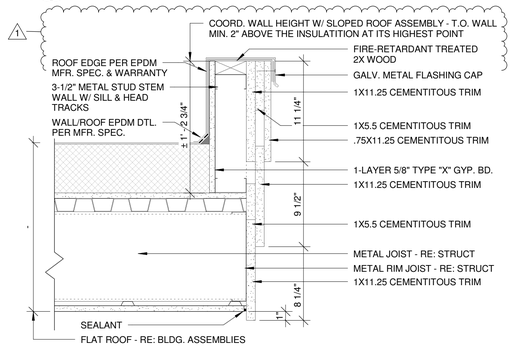
2 / A521 SKI ENTRY SCUPPER DETAIL-01
1 1/2" = 1'-0"



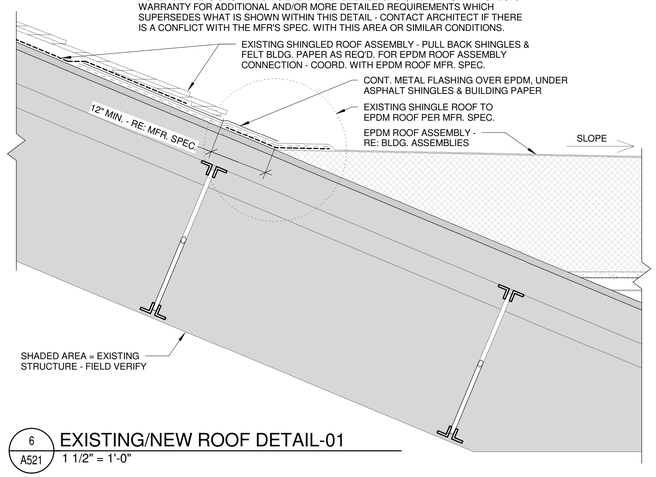
3 / A521 PORTE-COCHERE EAVE DETAIL-01
1 1/2" = 1'-0"



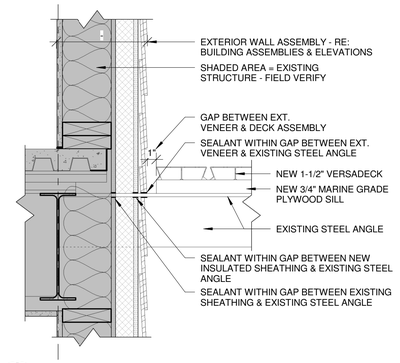
5 / A521 SKI ENTRY EAVE DETAIL-01
1 1/2" = 1'-0"



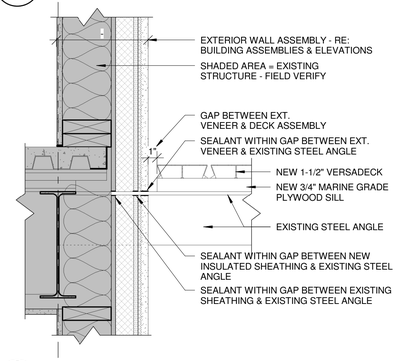
4 / A521 PORTE-COCHERE EAVE DETAIL-02
1 1/2" = 1'-0"



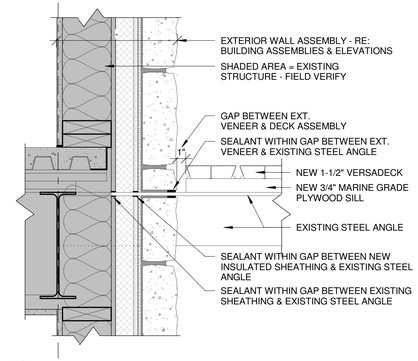
6 / A521 EXISTING/NEW ROOF DETAIL-01
1 1/2" = 1'-0"



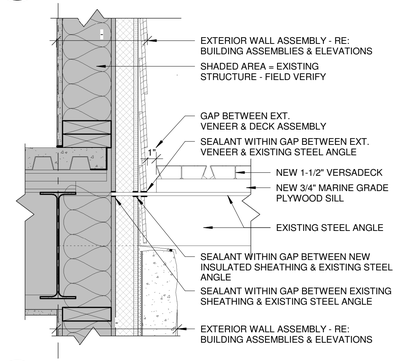
7 / A521 WALL/DECK DETAIL-01
1 1/2" = 1'-0"



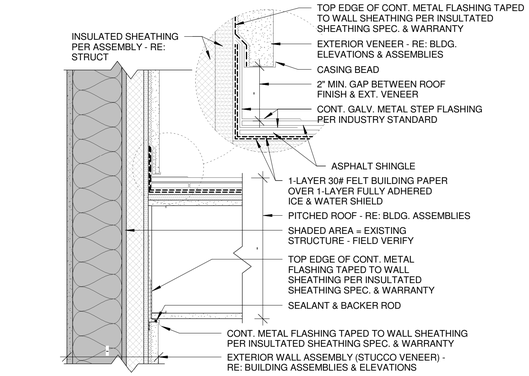
8 / A521 WALL/DECK DETAIL-02
1 1/2" = 1'-0"



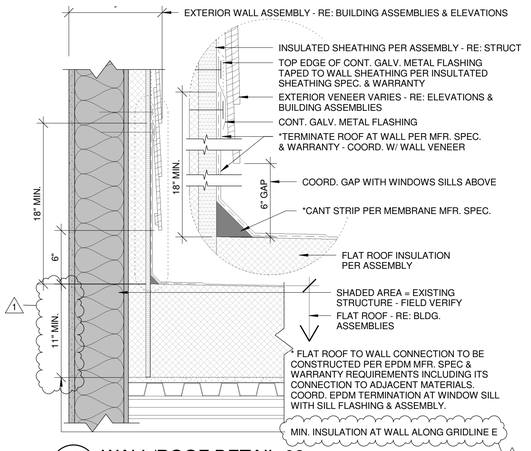
9 / A521 WALL/DECK DETAIL-03
1 1/2" = 1'-0"



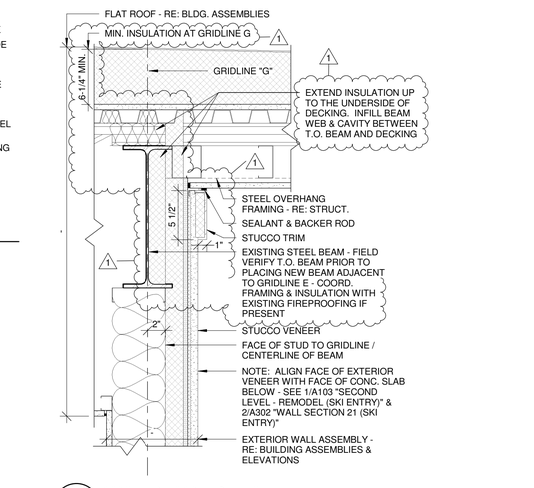
10 / A521 WALL/DECK DETAIL-04
1 1/2" = 1'-0"



11 / A521 WALL/ROOF DETAIL-01
1 1/2" = 1'-0"



12 / A521 WALL/ROOF DETAIL-02
1 1/2" = 1'-0"



13 / A521 WALL/EAVE DETAIL
1 1/2" = 1'-0"

STATE OF COLORADO
ERIC P. SMITH
B - 1112
LICENSED ARCHITECT
3/29/19

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Eric Smith Associates, P.C.

No.	Description	Date
1	ADDENDUM 01	2018-11-30

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1910 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5456, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

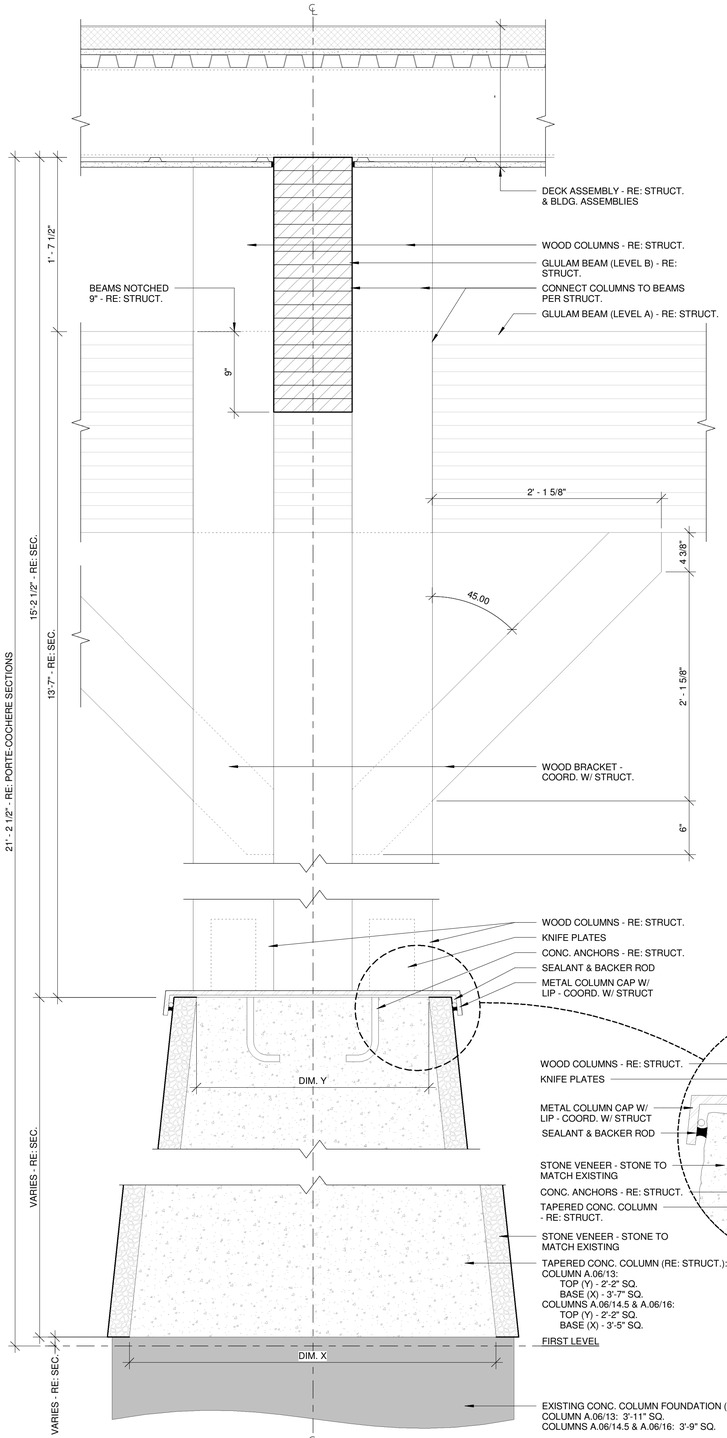
Sheet Title
EXTERIOR DETAILS

Sheet Number
A521

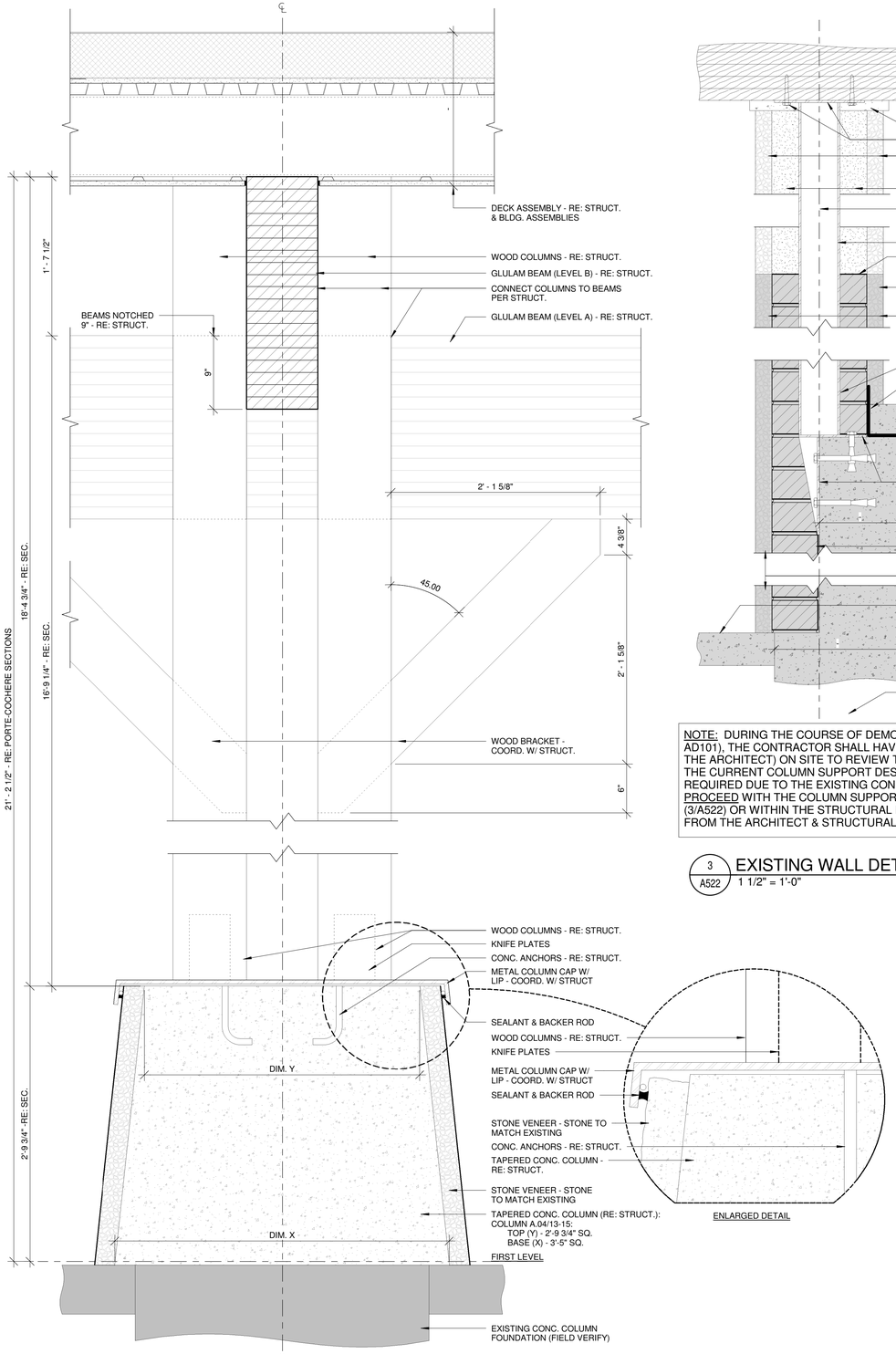
DATE: 2019-03-29 PERMIT REVIEW

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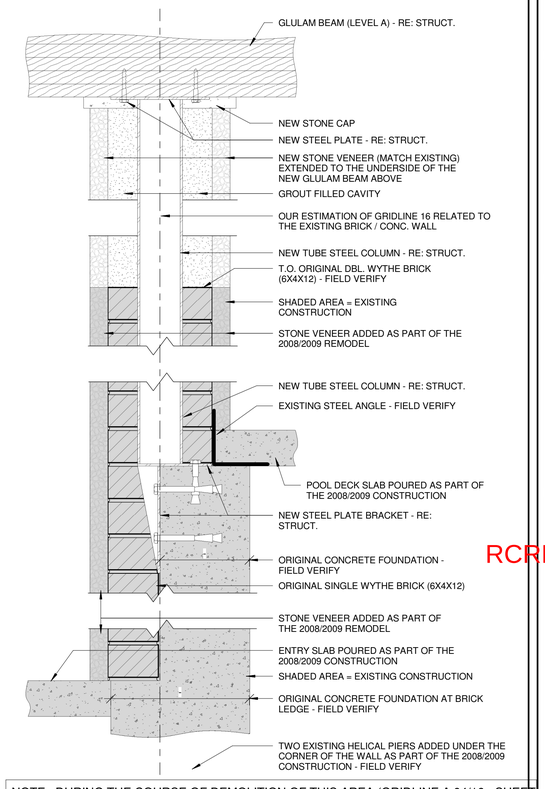
JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt



1 A522 COLUMN SECTION DTL. - 01
1 1/2" = 1'-0"



2 A522 COLUMN SECTION DTL. - 02
1 1/2" = 1'-0"



NOTE: DURING THE COURSE OF DEMOLITION OF THIS AREA (GRIDLINE A.04/16 - SHEET AD101), THE CONTRACTOR SHALL HAVE THE STRUCTURAL ENGINEER (AND POSSIBLY THE ARCHITECT) ON SITE TO REVIEW THE EXISTING CONDITIONS TO EITHER VERIFY THE CURRENT COLUMN SUPPORT DESIGN AND/OR MODIFY THE DESIGN AS REQUIRED DUE TO THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOT PROCEED WITH THE COLUMN SUPPORT DESIGN INDICATED WITHIN THIS DETAIL (3/A522) OR WITHIN THE STRUCTURAL ENGINEERS CD SET WITHOUT PRIOR APPROVAL FROM THE ARCHITECT & STRUCTURAL ENGINEER.

3 A522 EXISTING WALL DETAIL - TEMP
1 1/2" = 1'-0"

DATE: 2019-03-29 PERMIT REVIEW

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/30/19
LICENSED ARCHITECT

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STEAMBOAT SPRINGS, COLORADO

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(303) 442-5488, (303) 442-4745 FAX

Job Number:	17022
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Drawn By:	Author
Checked By:	Checker

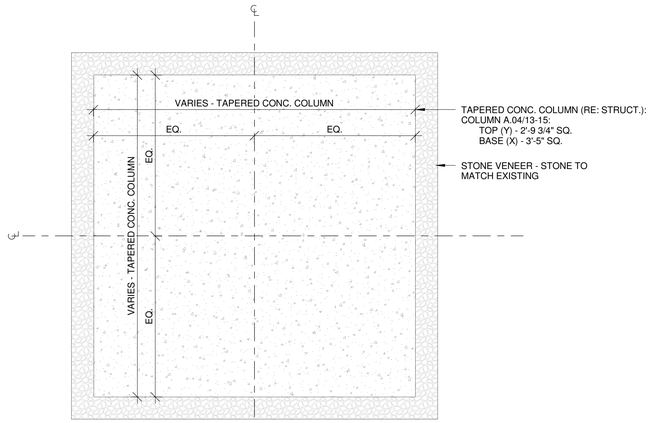
Project Phase
PERMIT REVIEW

Sheet Title
EXTERIOR DETAILS

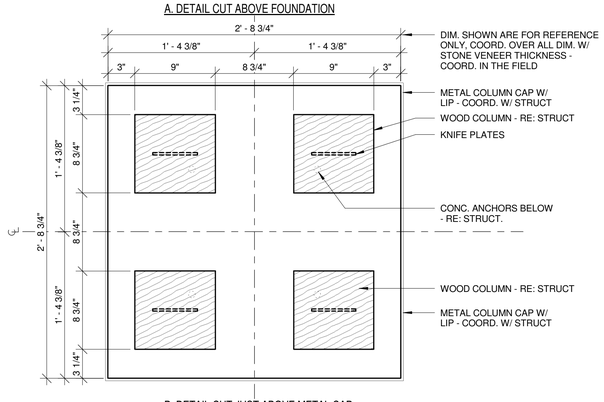
Sheet Number
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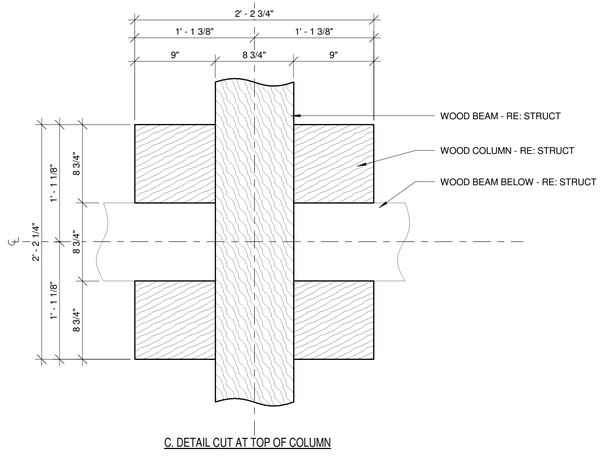
JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt



A. DETAIL CUT ABOVE FOUNDATION

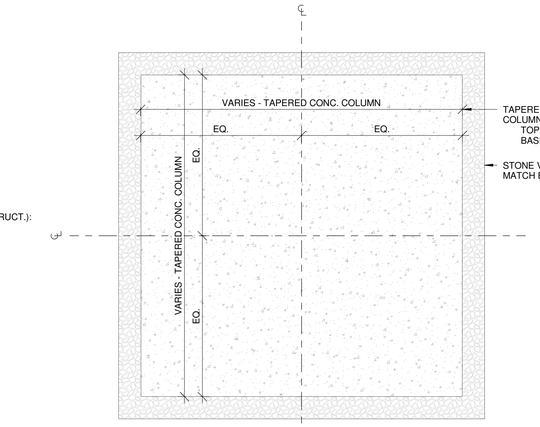


B. DETAIL CUT JUST ABOVE METAL CAP

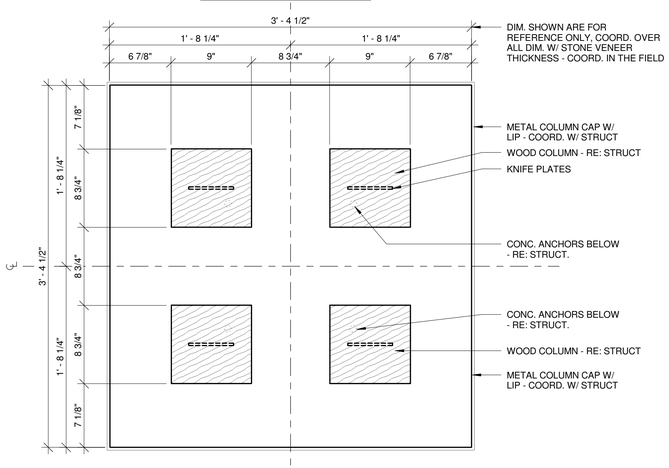


C. DETAIL CUT AT TOP OF COLUMN

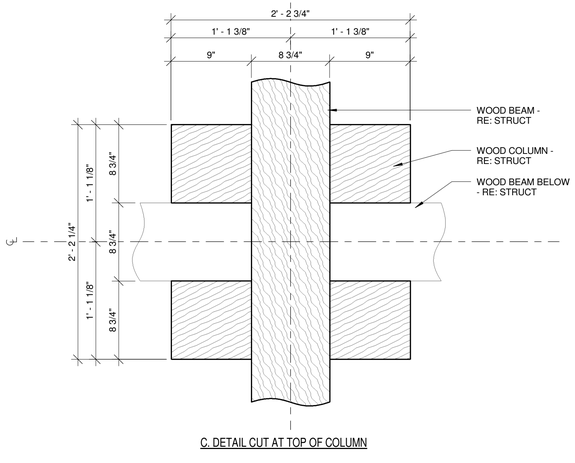
1 A523 COLUMN PLAN DTL. - 01
1 1/2" = 1'-0"



A. DETAIL CUT ABOVE FOUNDATION

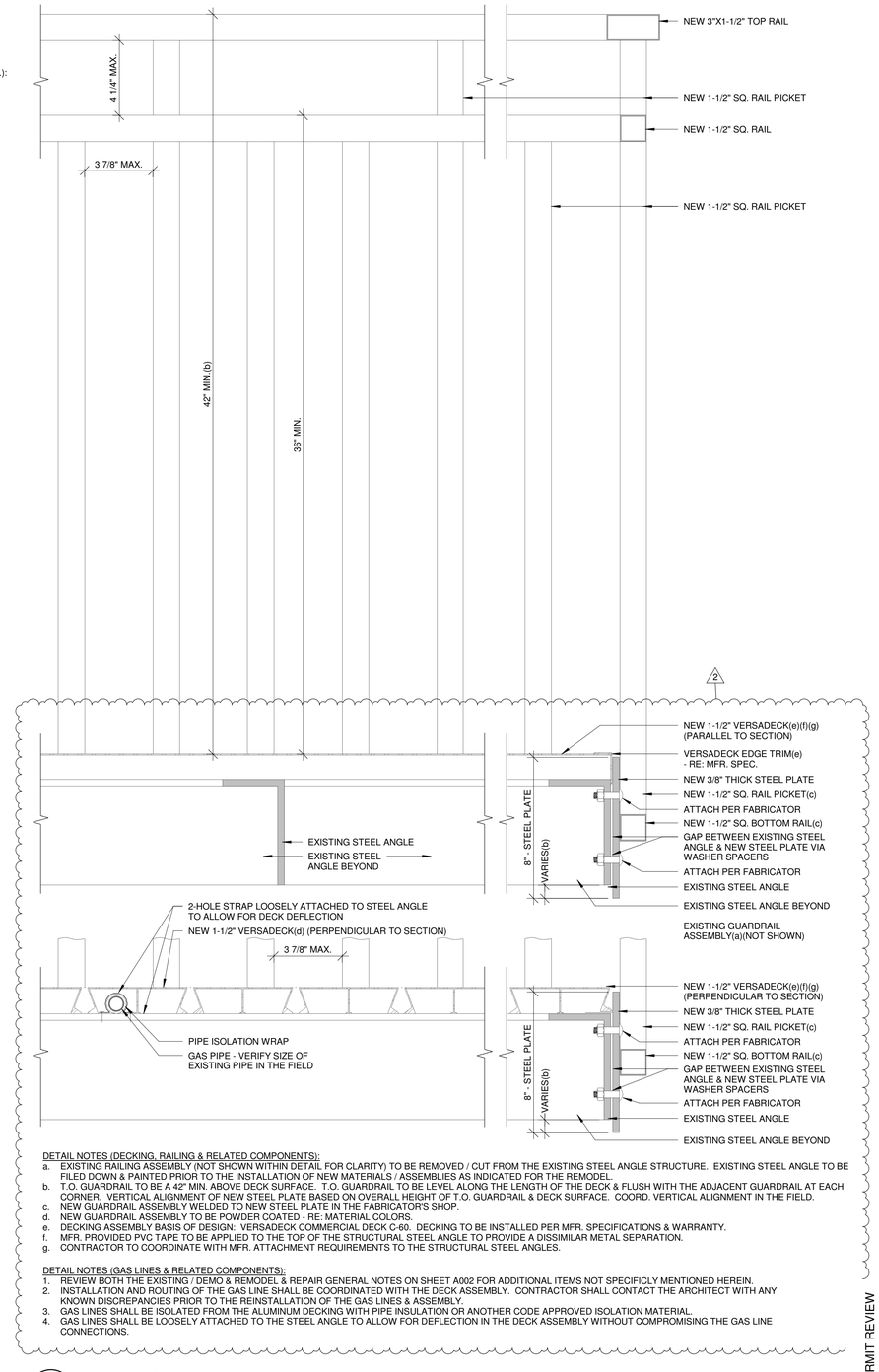


B. DETAIL CUT JUST ABOVE METAL CAP



C. DETAIL CUT AT TOP OF COLUMN

2 A523 COLUMN PLAN DTL. - 02
1 1/2" = 1'-0"



DETAIL NOTES (DECKING, RAILING & RELATED COMPONENTS):

a. EXISTING RAILING ASSEMBLY (NOT SHOWN WITHIN DETAIL FOR CLARITY) TO BE REMOVED / CUT FROM THE EXISTING STEEL ANGLE STRUCTURE. EXISTING STEEL ANGLE TO BE FILED DOWN & PAINTED PRIOR TO THE INSTALLATION OF NEW MATERIALS / ASSEMBLIES AS INDICATED FOR THE REMODEL.
b. T.O. GUARDRAIL TO BE A 42" MIN. ABOVE DECK SURFACE. T.O. GUARDRAIL TO BE LEVEL ALONG THE LENGTH OF THE DECK & FLUSH WITH THE ADJACENT GUARDRAIL AT EACH CORNER. VERTICAL ALIGNMENT OF NEW STEEL PLATE BASED ON OVERALL HEIGHT OF T.O. GUARDRAIL & DECK SURFACE. COORD. VERTICAL ALIGNMENT IN THE FIELD.
c. NEW GUARDRAIL ASSEMBLY WELDED TO NEW STEEL PLATE IN THE FABRICATOR'S SHOP.
d. NEW GUARDRAIL ASSEMBLY TO BE POWDER COATED - RE: MATERIAL COLORS.
e. DECKING ASSEMBLY BASIS OF DESIGN: VERSADECK COMMERCIAL DECK C-60. DECKING TO BE INSTALLED PER MFR. SPECIFICATIONS & WARRANTY.
f. MFR. PROVIDED PVC TAPE TO BE APPLIED TO THE TOP OF THE STRUCTURAL STEEL ANGLE TO PROVIDE A DISSIMILAR METAL SEPARATION.
g. CONTRACTOR TO COORDINATE WITH MFR. ATTACHMENT REQUIREMENTS TO THE STRUCTURAL STEEL ANGLES.

DETAIL NOTES (GAS LINES & RELATED COMPONENTS):

1. REVIEW BOTH THE EXISTING / DEMO & REMODEL & REPAIR GENERAL NOTES ON SHEET A002 FOR ADDITIONAL ITEMS NOT SPECIFICLY MENTIONED HEREIN.
2. INSTALLATION AND ROUTING OF THE GAS LINE SHALL BE COORDINATED WITH THE DECK ASSEMBLY. CONTRACTOR SHALL CONTACT THE ARCHITECT WITH ANY KNOWN DISCREPANCIES PRIOR TO THE REINSTALLATION OF THE GAS LINES & ASSEMBLY.
3. GAS LINES SHALL BE ISOLATED FROM THE ALUMINUM DECKING WITH PIPE INSULATION OR ANOTHER CODE APPROVED ISOLATION MATERIAL.
4. GAS LINES SHALL BE LOOSELY ATTACHED TO THE STEEL ANGLE TO ALLOW FOR DEFLECTION IN THE DECK ASSEMBLY WITHOUT COMPROMISING THE GAS LINE CONNECTIONS.

3 A523 EXT. DECK & RAIL DETAIL-1
3" = 1'-0"

RCRBD
Record Set

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Eric Smith Associates, P.C.

No.	Description	Date
2	Plan Review Comments	2019-04-26

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5488, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

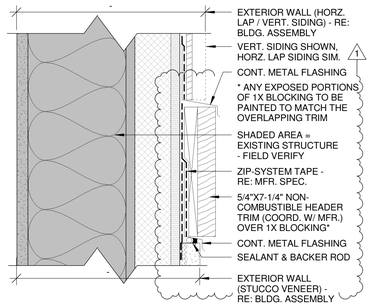
Sheet Title
EXTERIOR DETAILS

Sheet Number
A523

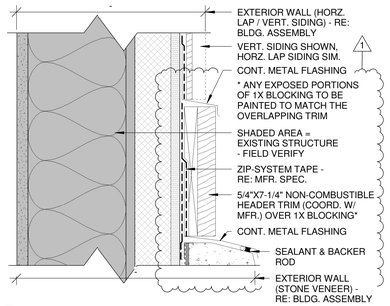
DATE: 2019-03-29 PERMIT REVIEW

4/30/2019 12:20:45 PM 17022 BEAR CLAW II SET_R16

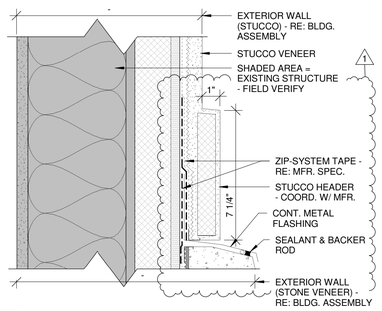
JOB CODE & REVIT FILE: : 17022 - Bear Claw II CD Set_R16.rvt



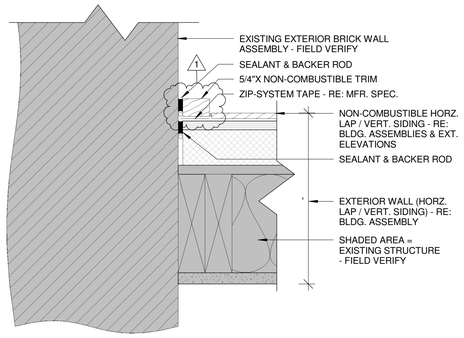
1 A524 SIDING TO STUCCO DETAIL
3" = 1'-0"



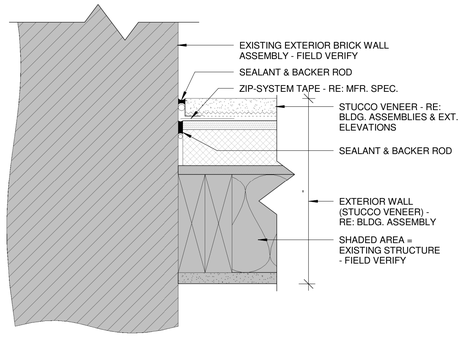
2 A524 SIDING TO STONE DETAIL
3" = 1'-0"



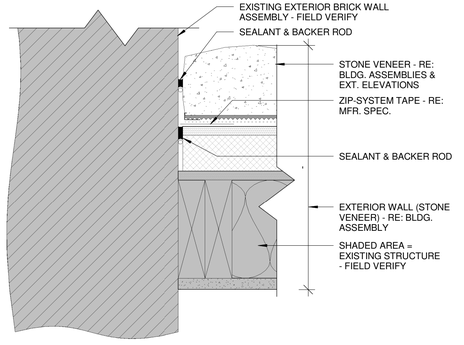
3 A524 STUCCO TO STONE DETAIL
3" = 1'-0"



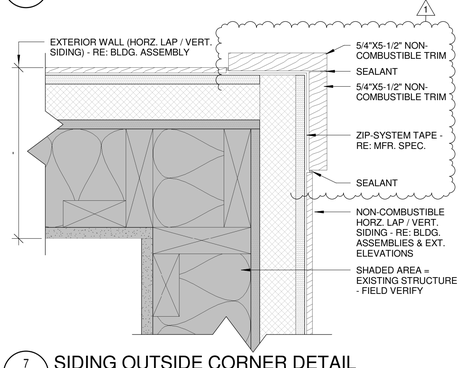
4 A524 SIDING TO BRICK DETAIL
3" = 1'-0"



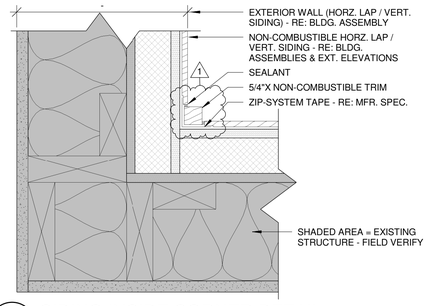
5 A524 STUCCO TO BRICK DETAIL
3" = 1'-0"



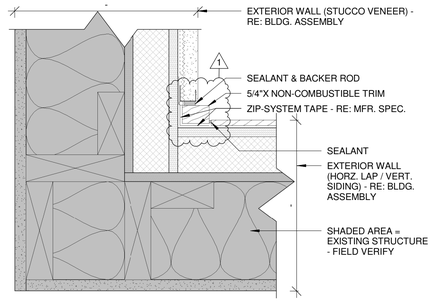
6 A524 STONE TO BRICK DETAIL
3" = 1'-0"



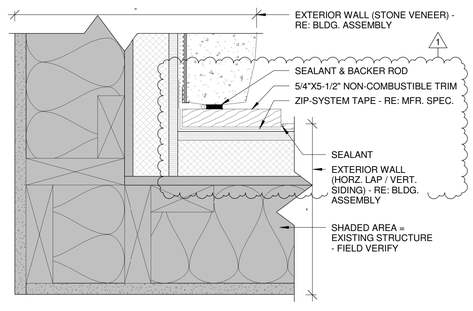
7 A524 SIDING OUTSIDE CORNER DETAIL
3" = 1'-0"



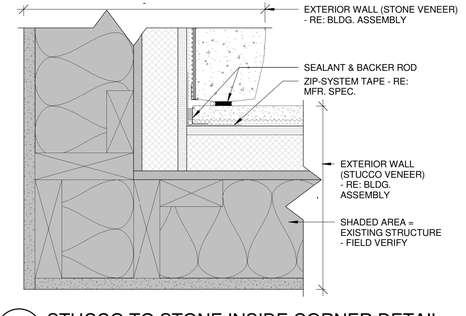
8 A524 SIDING INSIDE CORNER DETAIL
3" = 1'-0"



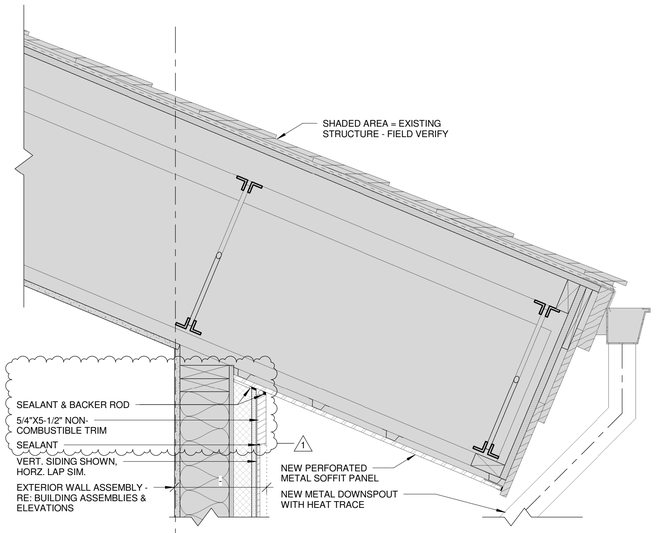
9 A524 SIDING TO STUCCO INSIDE CORNER DETAIL
3" = 1'-0"



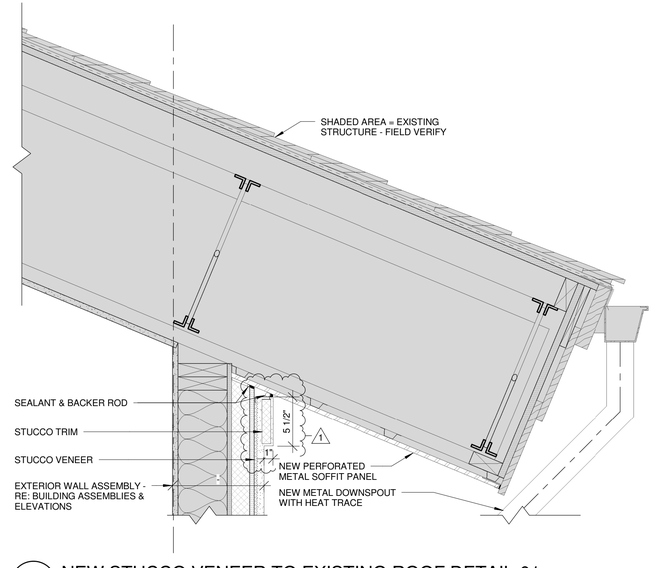
10 A524 SIDING TO STONE INSIDE CORNER DETAIL
3" = 1'-0"



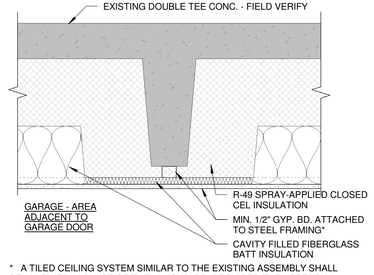
11 A524 STUCCO TO STONE INSIDE CORNER DETAIL
3" = 1'-0"



12 A524 NEW SIDING VENEER TO EXISTING ROOF DETAIL-01
1 1/2" = 1'-0"



13 A524 NEW STUCCO VENEER TO EXISTING ROOF DETAIL-01
1 1/2" = 1'-0"



* A TILED CEILING SYSTEM SIMILAR TO THE EXISTING ASSEMBLY SHALL BE ALLOWED IN PLACE OF THE 1/2" GYP. BD. PROVIDED THE ASSEMBLY COMPLIES WITH THE 2015 IBC SECTION 2603.4 THERMAL BARRIER

14 A524 GARAGE CEILING INSULATION DTL.
1 1/2" = 1'-0"

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/30/19
LICENSED ARCHITECT

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Eric Smith Associates, P.C.

No.	Description	Date
1	ADDENDUM 01	2018-11-30

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5456, (303) 442-4745 FAX

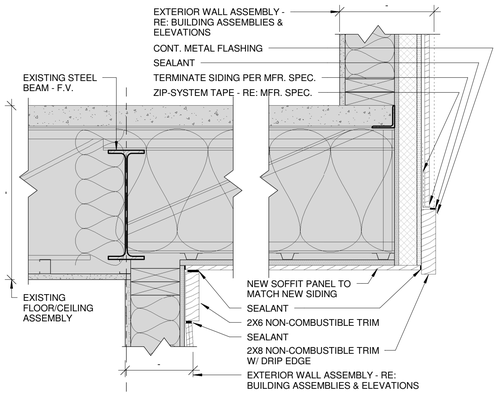
Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

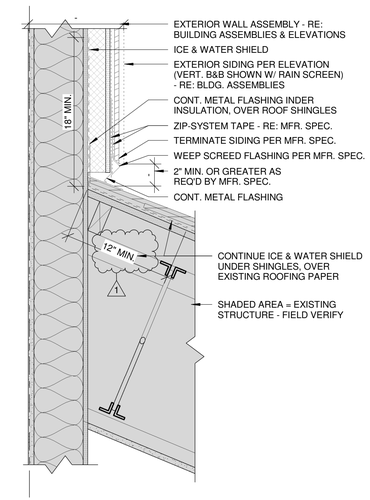
Sheet Title
EXTERIOR DETAILS

Sheet Number
A524

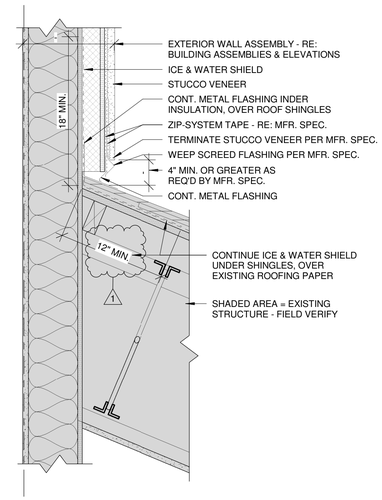
DATE: 2019-03-29 PERMIT REVIEW



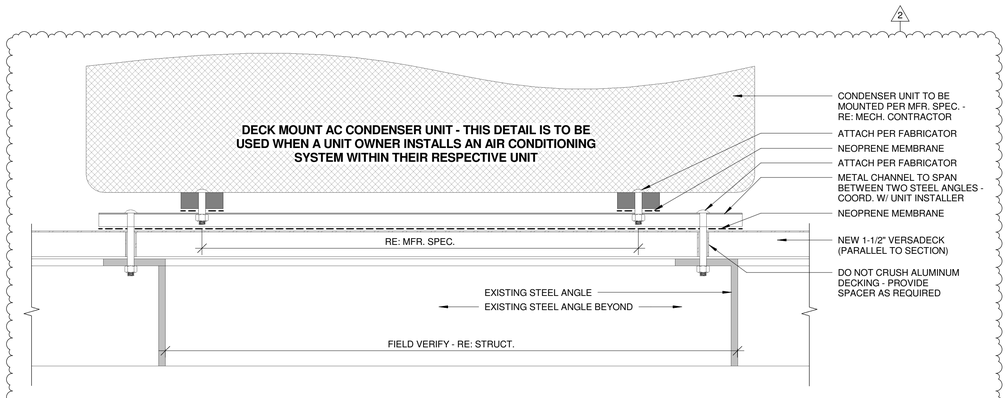
1 A525 UPPER LEVEL CANTILEVER DTL-01
1 1/2" = 1'-0"



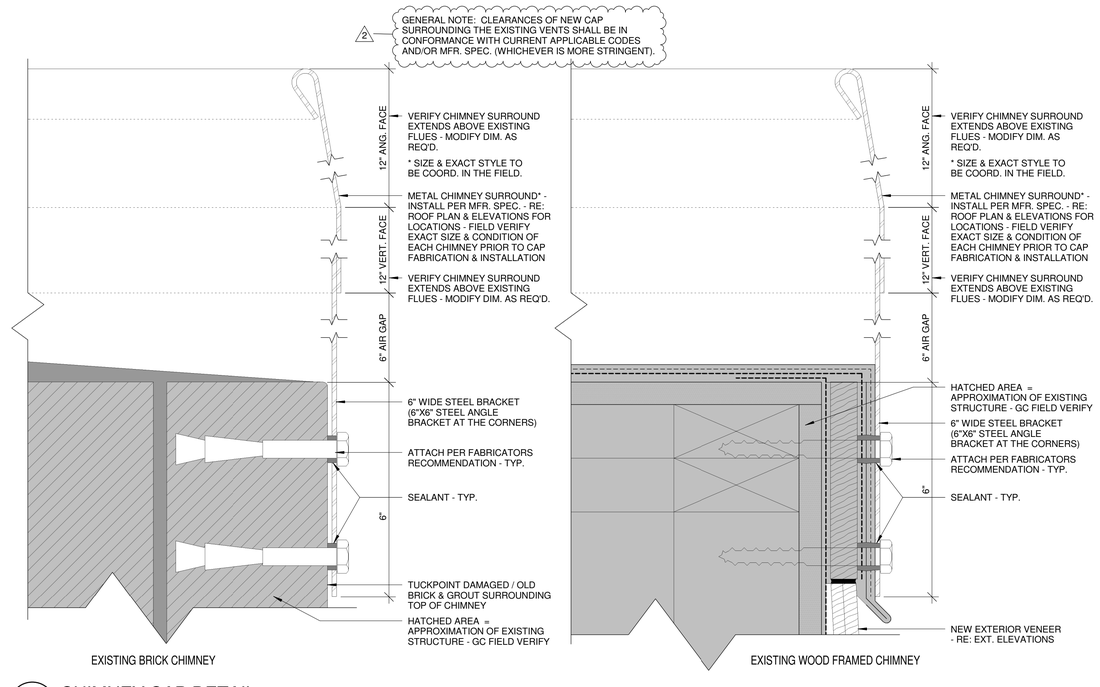
2 A525 NEW SIDING VENEER TO EXISTING ROOF DTL-02
1 1/2" = 1'-0"



3 A525 NEW STUCCO VENEER TO EXISTING ROOF DTL-02
1 1/2" = 1'-0"



4 A525 EXT. DECK CONDENSER UNIT BASE
3" = 1'-0"



20 A525 CHIMNEY CAP DETAIL
6" = 1'-0"

RCRBD
Record Set

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Eric Smith Associates, P.C.

No.	Description	Date
1	ADDENDUM 01	2018-11-30
2	Plan Review Comments	2019-04-26

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, COLORADO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5488, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

Sheet Title
EXTERIOR DETAILS

Sheet Number
A525

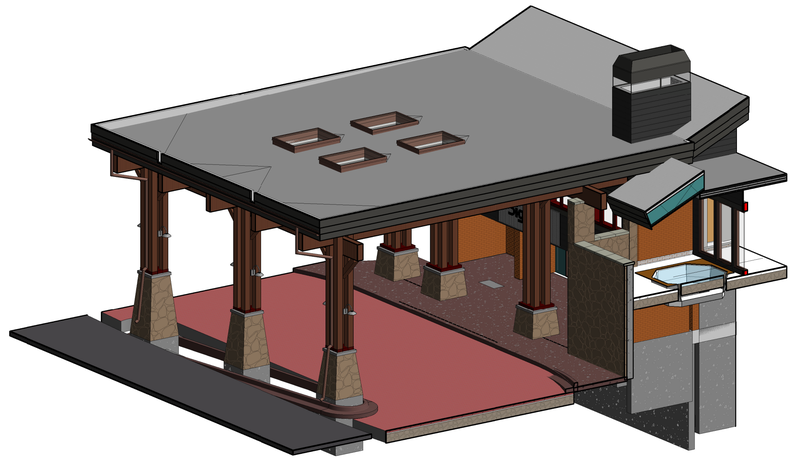
DATE: 2019-03-29 PERMIT REVIEW

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JOB CODE & REVIT FILE: : 17022 - Bear Claw II CD Set_R16.rvt



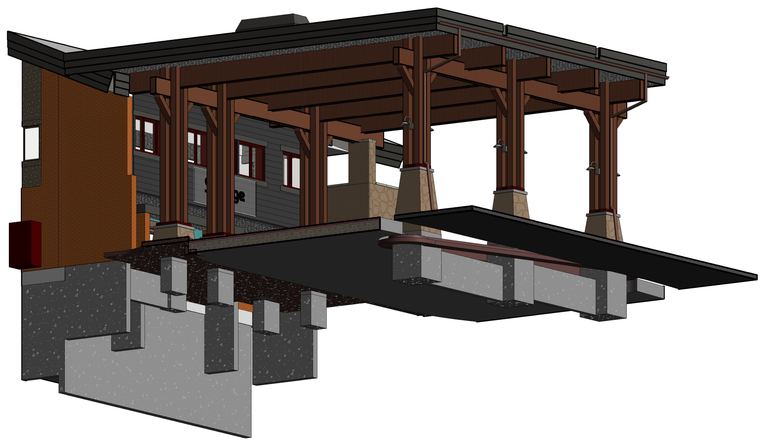
1 A901 3D VIEW - PORTE COCHERE-1



2 A901 3D VIEW - PORTE COCHERE-2



4 A901 3D VIEW - SKI ENTRY-1



3 A901 3D VIEW - PORTE COCHERE-3



5 A901 3D VIEW - SKI ENTRY-2

DATE: 2019-03-29 PERMIT REVIEW

STATE OF COLORADO
ERIC P. SMITH
B - 1112
3/29/19
LICENSED ARCHITECT

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No.	Description	Date

RCRBD Record Set

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EXTERIOR REMODEL
2420 SKI TRAIL LANE
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ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	2018-11-09
Drawn By:	Author
Checked By:	Checker

Project Phase
PERMIT REVIEW

Sheet Title
3D VIEWS - PORTE-COCHERE / SKI ENTRY

Sheet Number
A901

3/29/2019 2:12:39 PM 17022 BEAR CLAW II SET_R16

JOB CODE & REVIT FILE: 17022 - Bear Claw II CD Set_R16.rvt

EXISTING

PANEL L2E — MOUNTING SURFACE — 10,000 A.I.C. SYM

208/120 VOLTS 3 PHASE 4 WIRE — MAIN MLO — BUS 400 A

VOLT AMPS ØA	VOLT AMPS ØB	VOLT AMPS ØC	DESCRIPTION	REC	LTG	POLE	BKR	CIR		CIR	BKR	POLE	LTG	REC	DESCRIPTION	VOLT AMPS ØA	VOLT AMPS ØB	VOLT AMPS ØC
1200			Heat			2	20	1	A	2	20	3			Washing Machine	1200		
	1200		-			-	-	3	B	4	-	-			-		1200	
		1360	Garage Ref& Rec	2		1	20	5	C	6	-	-			-			1200
1200			Dryer			3	20	7	A	8	30	3			Washing Machine	2200		
	1200		-			-	-	9	B	10	-	-			-		2200	
		1200	-			-	-	11	C	12	-	-			-			2200
1200			Dryer			3	20	13	A	14	20	2			Laundry Heat	1200		
	1200		-			-	-	15	B	16	-	-			-		1200	
		1200	-			-	-	17	C	18	20	2			Shop Heat			1200
1200			220V Recept			2	20	19	A	20	-	-			-	1200		
	1200		-			-	-	21	B	22	20	2			Office Heat		1200	
		1000	Lounge			1	20	23	C	24	-	-			-			1200
1080			Recept	6		1	20	25	A	26	200	3			(N)Panel L2E(2)	21764		
	1080		Recept	6		1	20	27	B	28	-	-			-		18250	
		1000	Lighting			1	20	29	C	30	-	-			-			17580
1000			Lighting			1	20	31	A	32	20	1			Heat Tape	1200		
	2200		AC			2	30	33	B	34	20	1		6	Recepts		1080	
		2200	-			-	-	35	C	36	20	2			Baseboard Heat			1200
			Spare			1	20	37	A	38	-	-			-	1200		
	1200		Welder			1	20	39	B	40	20	1		6	Recepts		1080	
		1080	Recept	6		1	20	41	C	42	20	1			Pool Cover			1200
6880	9280	9040	VA/LINE													29964	26210	25780

ØA= 36844 — ØB= 35480 — ØC= 34820

CONTINUOUS LOADS: 3250 x1.25= 4063

NON-CONTINUOUS LOADS: UP TO 10 kVA 6840 x1.00= 6840; RECEPTACLES; REMAINDER x0.50=; OTHER 97064 x1.00 97064

TOTAL DESIGN kVA= 108 — TOTAL DESIGN AMPS= 300

(1) Provide new breaker as shown.

△3

PANEL L2E(2) — MOUNTING SURFACE — 10,000 A.I.C. SYM

208/120 VOLTS 3 PHASE 4 WIRE — MAIN MLO — BUS 200 A

VOLT AMPS ØA	VOLT AMPS ØB	VOLT AMPS ØC	DESCRIPTION	REC	LTG	POLE	BKR	CIR		CIR	BKR	POLE	LTG	REC	DESCRIPTION	VOLT AMPS ØA	VOLT AMPS ØB	VOLT AMPS ØC	
3200			Boot Warmer			2	40	1	A	2	20	1			Lighting	1000			(1)
	3200		-			-	-	3	B	4	20	1			Misc		1000		(1)
		3200	Boot Warmer			2	40	5	C	6	20	1			Freezer			1000	(1)
3200			-			-	-	7	A	8	20	2			In Floor Heat	1500			
	250		Lighting			1	20	9	B	10	-	-			-		1500		
		1000	Auto Door			1	20	11	C	12	20	1			Spare				
3200			Boot Warmer			2	40	13	A	14	15	1			ERV	64			
	3200		-			-	-	15	B	16	60	2			Heater		4900		
		3200	Boot Warmer			2	40	17	C	18	-	1						4900	
3200			-			-	-	19	A	20					Space				
	1000		Auto Door			1	20	21	B	22					Space				
		1080	Recepts	6		1	20	23	C	24					Space				
3200			Boot Warmer			2	40	25	A	26					Space				
	3200		-			-	-	27	B	28					Space				
		3200	Boot Warmer			2	40	29	C	30					Space				
3200			-			-	-	31	A	32					Space				
			Space					33	B	34					Space				
			Space					35	C	36					Space				
			Space					37	A	38					Space				
			Space					39	B	40					Space				
			Space					41	C	42					Space				
19200	10850	11680	VA/LINE													2564	7400	5900	

ØA= 21764 — ØB= 18250 — ØC= 17580

CONTINUOUS LOADS: 1250 x1.25= 1563

NON-CONTINUOUS LOADS: UP TO 10 kVA 1080 x1.00= 1080; RECEPTACLES; REMAINDER x0.50=; OTHER 55264 x1.00 55264

TOTAL DESIGN kVA= 58 — TOTAL DESIGN AMPS= 161

(1) Existing load re-located to new panel.

△3

EXISTING

PANEL L2D — MOUNTING SURFACE — 10,000 A.I.C. SYM

208/120 VOLTS 3 PHASE 4 WIRE — MAIN MLO — BUS 400 A

VOLT AMPS ØA	VOLT AMPS ØB	VOLT AMPS ØC	DESCRIPTION	REC	LTG	POLE	BKR	CIR		CIR	BKR	POLE	LTG	REC	DESCRIPTION	VOLT AMPS ØA	VOLT AMPS ØB	VOLT AMPS ØC	
1000			Controller			1	20	1	A	2	40	2			Zone 8 #4	3500			
	3800		Zone 7			2	40	3	B	4	-	-			-		3500		
		3800	-			-	-	5	C	6	50	2			Zone 8 #5			4500	
3800			Zone 8 #1			2	40	7	A	8	-	-			-	4500			
	3800		-			-	-	9	B	10	40	2			Zone 9		3800		
		3800	Zone 8 #2			2	40	11	C	12	-	-			-			3800	
3800			-			-	-	13	A	14	40	2			(N)Zone 10	3800			(1)
	3800		Zone 8 #3			2	40	15	B	16	-	-			-		3800		
		3800	-			-	-	17	C	18					Space				
			Space					19	A	20					Space				
			Space					21	B	22					Space				
			Space					23	C	24					Space				
			Space					25	A	26					Space				
			Space					27	B	28					Space				
			Space					29	C	30					Space				
8600	11400	11400	VA/LINE													11800	11100	8300	

ØA= 20400 — ØB= 22500 — ØC= 19700

CONTINUOUS LOADS: x1.25=

NON-CONTINUOUS LOADS: UP TO 10 kVA x1.00=; RECEPTACLES; REMAINDER x0.50=; OTHER 62600 x1.00 62600

TOTAL DESIGN kVA= 63 — TOTAL DESIGN AMPS= 174

(1) Provide new breaker as shown.

2 PANEL SCHEDULES
NTS

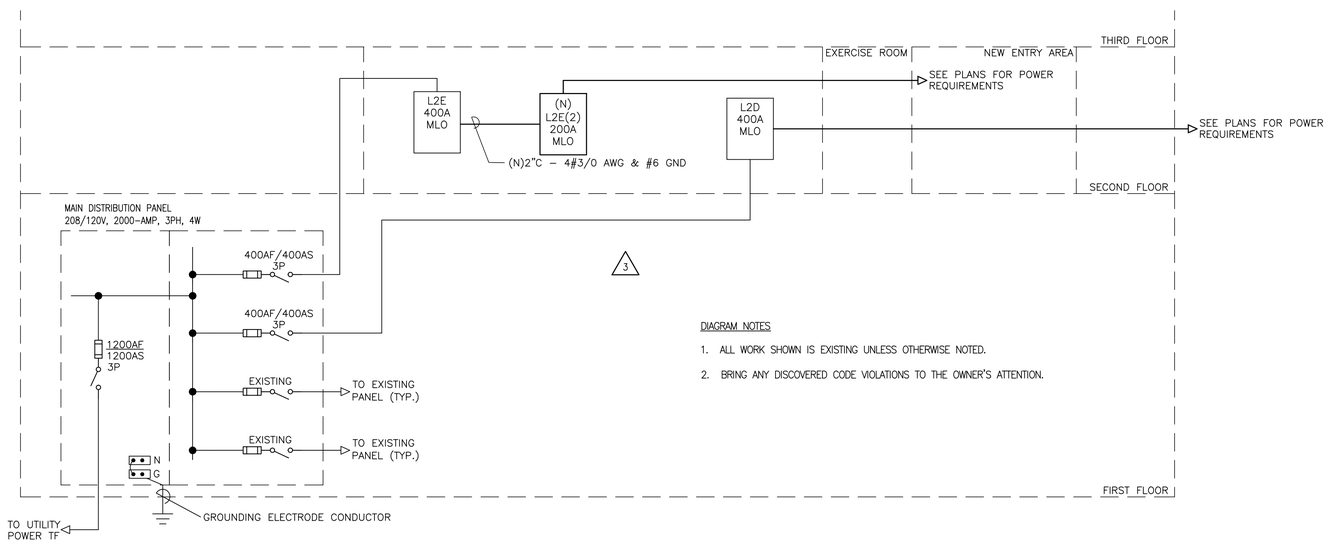


DIAGRAM NOTES

1. ALL WORK SHOWN IS EXISTING UNLESS OTHERWISE NOTED.
2. BRING ANY DISCOVERED CODE VIOLATIONS TO THE OWNER'S ATTENTION.

2 PANEL SCHEDULES
NTS

ABBREVIATIONS

A, AMP	AMPERE
AIC	AMPERE INTERRUPTING CAPACITY
AF	FRAME RATING IN AMPERES
AS	SWITCH RATING IN AMPERES
AT	TRIP RATING IN AMPERES
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CKT	CIRCUIT
(E)	EXISTING TO REMAIN
EC	EMPTY CONDUIT
ELEC	ELECTRICAL
EMT	ELECTRO METALLIC TUBING
FA	FIRE ALARM
G, GND	GROUND
HP	HORSEPOWER
MECH	MECHANICAL
MCB	MAIN CIRCUIT BREAKER
(N)	NEW EQUIPMENT OR DEVICE
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NO	NORMALLY OPEN
NTS	NOT TO SCALE
ø, PH	PHASE
PNL	PANEL
PVC	POLYVINYL CHLORIDE CONDUIT
PWR	POWER
RSC	RIGID STEEL CONDUIT
TEL	TELEPHONE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLT
VA	VOLT AMPERES
W	WATT
(X)	EXISTING TO BE DEMOLISHED

GENERAL NOTES

1. ALL WORK SHOWN IS NEW, UNLESS NOTED OTHERWISE.
2. ALL WORK TO BE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE, 2014 EDITION.
3. SEAL ALL CONDUIT PENETRATIONS OF FLOORS AND FIRE RATED ASSEMBLIES TO MAINTAIN FIRE RATING.
4. PROVIDE NEW TYPEWRITTEN DIRECTORIES REFLECTING WORK PERFORMED FOR ALL NEW PANELBOARDS IN THIS PROJECT.
5. PLANS ARE PREPARED WITH REQUIRED BRANCH CIRCUITS INDICATED BY CIRCUIT NUMBERS. PROVIDE AND INSTALL ALL CONDUITS, CONDUCTORS, BOXES, MISCELLANEOUS FITTINGS, ETC. FOR A COMPLETE AND OPERABLE SYSTEM (HOMERUN SHOWN). BRANCH CIRCUIT INSTALLATION SHALL COMPLY WITH SPECIFICATIONS AND N.E.C.
6. ALL NEUTRAL CONDUCTORS ON POWER BRANCH CIRCUITING ROUNDHOUSES TO BE #10 AWG UNLESS NOTED OTHERWISE.

SYMBOLS	WIRING DEVICE SYMBOLS
	20A, 125V, DUPLEX RECEPTACLE OUTLET +18" UNLESS NOTED OTHERWISE
$	SPST WALL SWITCH, LETTERS INDICATE THE NUMBER OF SWITCHES AND OUTLETS THEY CONTROL

SYMBOLS	POWER SYMBOLS	NOTES
	STATIONARY – CIRCUIT BREAKER; RATING AS SHOWN ON PLANS	
	SWITCH AND FUSE; RATING AS SHOWN ON PLANS	
	SWITCH AND FUSE; RATING AS SHOWN ON PLANS	
J , J	JUNCTION BOX	
	SURFACE MOUNTED PANELBOARD OR TERMINAL CABINET	

SYMBOLS	DESIGNATION SYMBOLS	NOTES
A ▭ ° 22	FIXTURE DESIGNATION UPPER CASE LETTER INDICATES FIXTURE TYPE. LOWER CASE LETTER INDICATES SWITCH LEG NUMBER INDICATES CIRCUIT NUMBER (WHERE SHOWN).	
$ °	LETTER INDICATES FIXTURES CONTROL (WHERE SHOWN)	
22	NUMBER INDICATES CIRCUIT NUMBER (WHERE SHOWN)	

SHEET LIST

E001	SYMBOL LIST, SCHEDULES AND SINGLE LINE DIAGRAM

LIGHTING FIXTURE SCHEDULE

SYMBOL	ITEM	TYPE	SIZE	LAMPS TYPE	LAMPS COLOR	FIXTURE VOLTAGE	INPUT WATTS	CATALOG NUMBER	ALTERNATE CATALOG NUMBER
○	F1A	DOWNLIGHT	8.5"	LED	3500K	120	108	HE WILLIAMS H85-L96/830-SPC/W-DRV-120	APPROVED EQUAL – CONTRACTOR TO SUBMIT ANY SUBSTITUTION TO DESIGN TEAM FOR APPROVAL
○	F1B	DOWNLIGHT	8.5"	LED	3500K	120	72	HE WILLIAMS H85-L64/830-SPC/W-DIM-120	APPROVED EQUAL – CONTRACTOR TO SUBMIT ANY SUBSTITUTION TO DESIGN TEAM FOR APPROVAL
⊂	F2	TBD	17"	LED	4000K	120	48	TLI TERON LIGHTING BPL-L48.0-120-CGL-TB-40K	APPROVED EQUAL – CONTRACTOR TO SUBMIT ANY SUBSTITUTION TO DESIGN TEAM FOR APPROVAL
	F3	FACADE FIXTURE	30"	LED	3500K	120	60	TLI TERON LIGHTING FLX-L38.0-120-TE1400-WAL-TB-35K	APPROVED EQUAL – CONTRACTOR TO SUBMIT ANY SUBSTITUTION TO DESIGN TEAM FOR APPROVAL
⊂	F4	FACADE FIXTURE	15"	LED	3500K	120	37	TLI TERON LIGHTING FLW-L37.0-120-ZE1100-WAL-TB-35K	APPROVED EQUAL – CONTRACTOR TO SUBMIT ANY SUBSTITUTION TO DESIGN TEAM FOR APPROVAL
⊂	F5	FACADE FIXTURE	15"	LED	3000K	120	37	TLI TERON LIGHTING FZ-L37.0-120-ZE1100-WAL-TB-35K	APPROVED EQUAL – CONTRACTOR TO SUBMIT ANY SUBSTITUTION TO DESIGN TEAM FOR APPROVAL
⊂	F6	FACADE FIXTURE	14"	LED	3000K	120	–	ARCHITECTURAL AREA LTG UCS-LUM-ANG-LED3000-BL-WCV	APPROVED EQUAL – CONTRACTOR TO SUBMIT ANY SUBSTITUTION TO DESIGN TEAM FOR APPROVAL
⇦	X1	EMERGENCY EGRESS FIXTURE	8"x12"	LED	NA	120	2.3	DUAL LITE LIGHTING EV-2-B	APPROVED EQUAL – CONTRACTOR TO SUBMIT ANY SUBSTITUTION TO DESIGN TEAM FOR APPROVAL

SCHEDULE NOTES

1. ALL LAMPS SHALL BE PROVIDED BY THE CONTRACTOR.
2. CONTRACTOR TO SUBMIT FIXTURE TYPES TO OWNER AND ENGINEER PRIOR TO PURCHASE AND INSTALLATION.

1 FIXTURE SCHEDULE

BEAR CLAW II Ext. Remodel

2420 Ski Trail Lane
Steamboat Springs, CO

ESA Architecture and Planning
600 S. Lincoln Ave. #201
Steamboat Springs, CO 80487

RCRBD Record Set

WILDER ENGINEERING LLC
Andrew Wilder PE
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P: 970-819-7848
E: andy@wilder-eng.com

COLORADO LICENSED — ANDREW CHARLES WILDER — 49009 — PROFESSIONAL ENGINEER

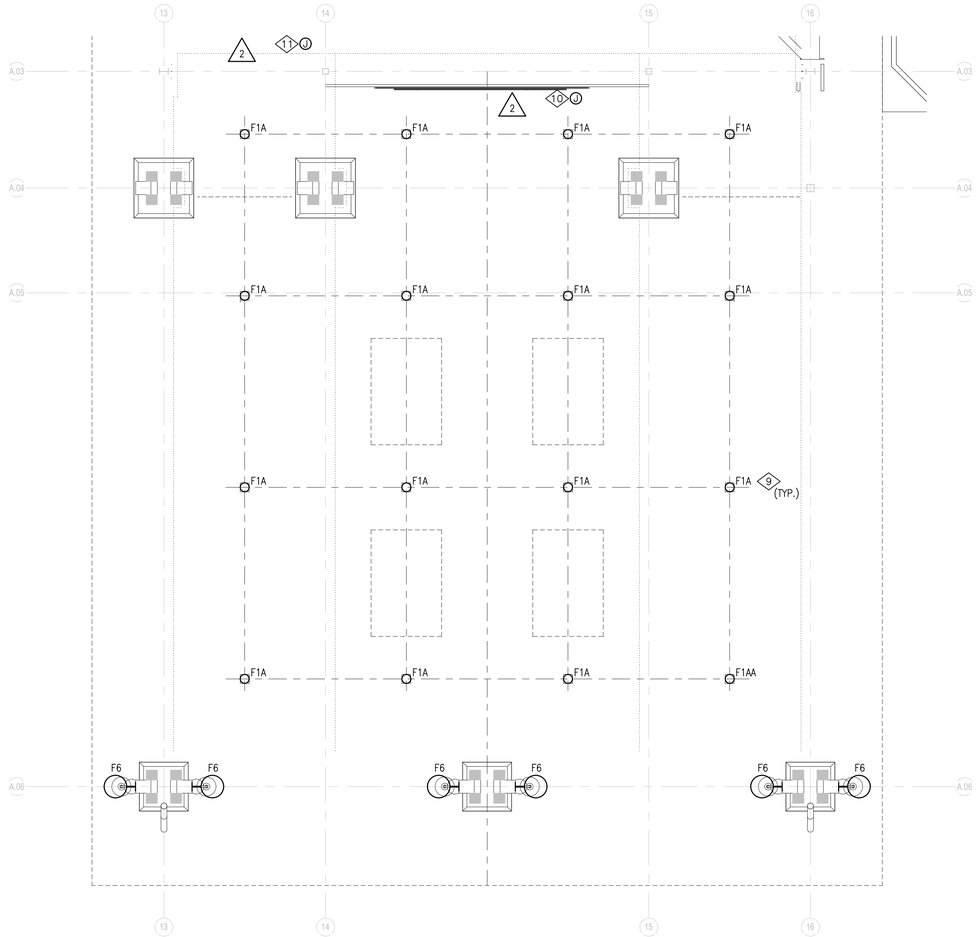
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–	ISSUE FOR COORD. – 12.11.17	AW
–	ADDENDUM 1 – 1.29.18	AW
△1	PRICING SET – 11.9.18	AW
–	PERMIT REVIEW – 3.29.19	AW

Scale: NTS
24x36
Description: SYMBOLS, SCHEDULES AND ONE LINE DIAGRAMS

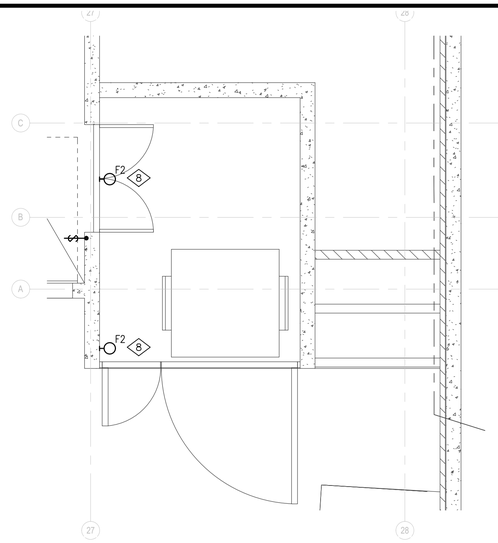
Project Name: BEAR CLAW II

Project Number: 201783

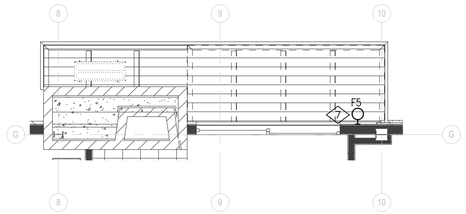
Sheet No.
E001



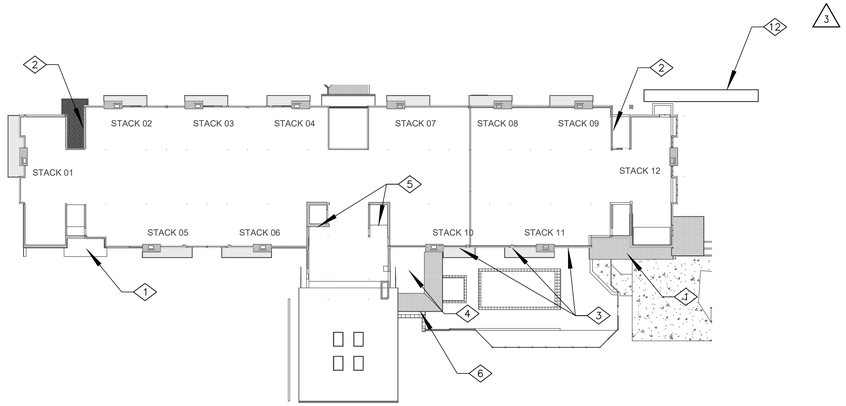
3 PORTE COCHERE
1/4"=1'-0"



1 TRASH ENCLOSURE
1/4"=1'-0"



2 TYPICAL RESIDENTIAL DECK
1/4"=1'-0"



4 OVERALL BUILDING PLAN
NTS

GENERAL NOTES

1. ALL POWER EQUIPMENT SHOWN IS NEW UNLESS OTHERWISE NOTED.
2. PROVIDE TYPEWRITTEN DIRECTORIES REFLECTING ALL NEW WORK PERFORMED IN THIS PROJECT.
3. ALL WIRE SHALL BE #12 AWG MIN., 90 DEG. "C" IN 1/2"C – 2#12 AWG & #12 GND, UNLESS OTHERWISE NOTED.
4. VERIFY LOCATIONS OF ALL ELECTRICAL EQUIPMENT WITH ARCHITECTURAL DRAWINGS AND CONDITIONS IN THE FIELD.

SHEET NOTES

1. REPLACE EXISTING (6) DOWNLIGHT FIXTURES WITH NEW F1B FIXTURE. VERIFY COUNT IN THE FIELD. CIRCUITING AND SWITCHING TO REMAIN.
2. REPLACE EXISTING (2) FACADE FIXTURES WITH NEW F4 FIXTURE. CIRCUITING AND SWITCHING TO REMAIN.
3. REPLACE EXISTING (3) FACADE FIXTURES WITH NEW F4 FIXTURE. CIRCUITING AND SWITCHING TO REMAIN.
4. REPLACE EXISTING (3) DOWNLIGHT FIXTURES WITH NEW F1B FIXTURE. VERIFY COUNT IN THE FIELD. CIRCUITING AND SWITCHING TO REMAIN.
5. REPLACE EXISTING (4) FACADE FIXTURES WITH NEW F4 FIXTURE. CIRCUITING AND SWITCHING TO REMAIN.
6. REPLACE EXISTING (2) FACADE FIXTURES WITH NEW F3 FIXTURE. CIRCUITING AND SWITCHING TO REMAIN.
7. F5 FIXTURE TO REPLACE INDIVIDUAL UNIT FACADE FIXTURES. REPLACE ON ALL 52 UNIT DECKS. VERIFY COUNT IN THE FIELD.
8. NEW FIXTURE F2 TO BE CONNECTED TO EXTERIOR CIRCUIT THAT POWERS F1 FIXTURES ON SOUTH SIDE OF BUILDING. PROVIDE NEW SWITCH AS SHOWN.
9. CONNECT ALL NEW PORTE COCHERE FIXTURES TO A NEW CIRCUIT FROM A PANEL LOCATED IN THE MAIN ELECTRICAL ROOM JUST OFF THE MAIN ENTRANCE. SWITCHING TO MATCH EXISTING FACADE FIXTURES.
2. PROVIDE CONNECTION FOR AUTO DOOR OPENER. VERIFY WITH MANUFACTURER CONNECTION REQUIREMENTS. CONNECT TO TO A NEW CIRCUIT FROM A PANEL LOCATED IN THE MAIN ELECTRICAL ROOM JUST OFF THE MAIN ENTRANCE.
11. PROVIDE CONNECTION FOR GAS FIRED SNOWMELT BOILER. VERIFY WITH MANUFACTURER CONNECTION REQUIREMENTS. CONNECT TO TO A NEW CIRCUIT FROM A PANEL LOCATED IN THE MAIN ELECTRICAL ROOM JUST OFF THE MAIN ENTRANCE.
3. 12. AS AN ADD/ALTERNATIVE CONTRACTOR TO PRICE NEW SNOWMELT SYSTEM IN NEW CONCRETE PATHWAY. PROVIDE 1/2"C – 2#8 AWG & #10 GND TO JUNCTION BOX TO SNOWMELT SYSTEM. PROVIDE CABLE AT 4" ON CENTER. PROVIDE MATCHING CONTROLLER BY ENVIRONMENTAL TECHNOLOGIES IN LOADING DOCK NEXT TO PANEL L2D. FIELD VERIFY AS NEEDED.

BEAR CLAW II Ext. Remodel

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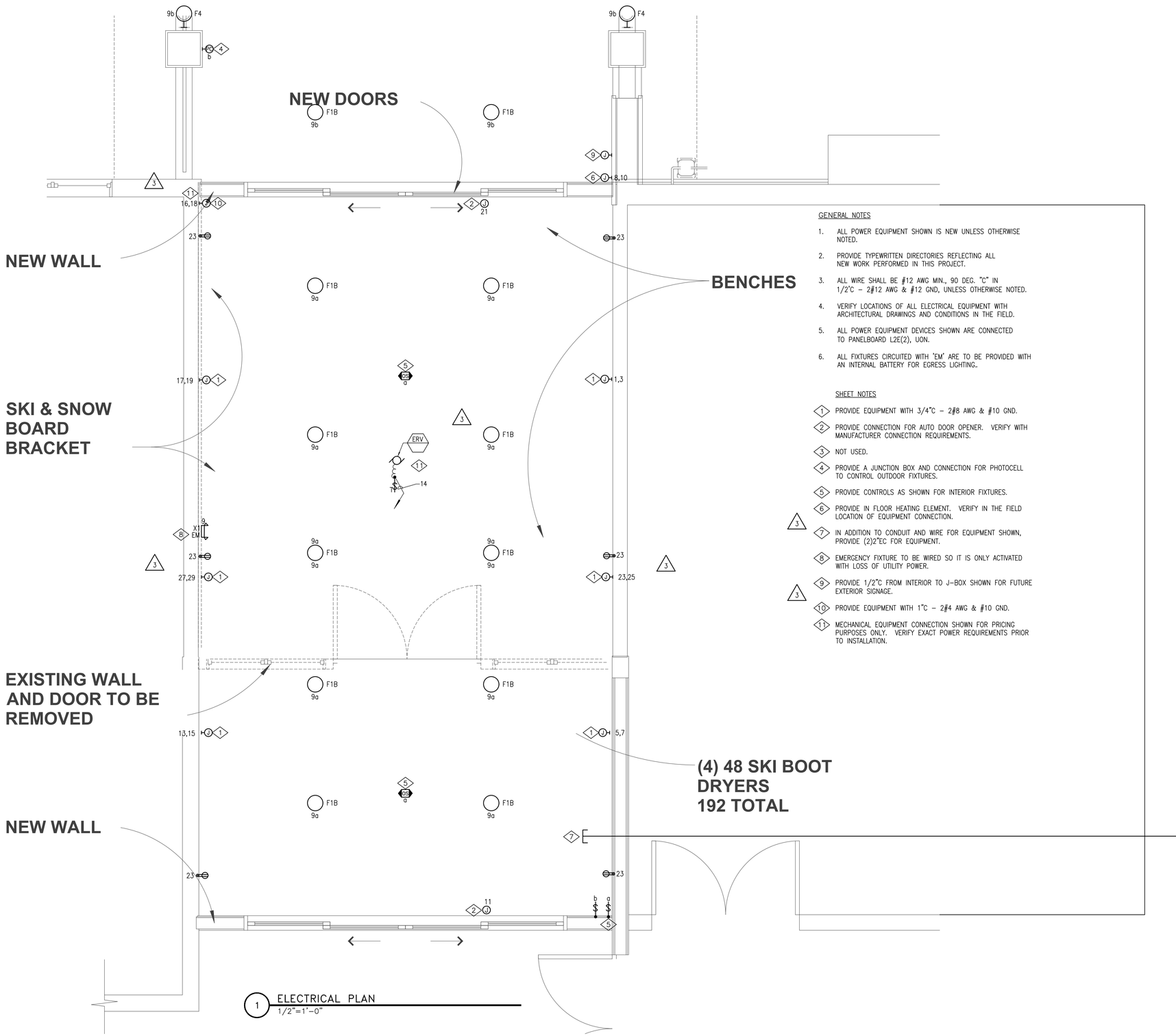
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COLORADO LICENSED
ANDREW CHARLES WILDER
49009
PROFESSIONAL ENGINEER

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1	ADDENDUM 1 – 1.29.18	AW
1	PRICING SET – 11.9.18	AW
–	PERMIT REVIEW – 3.29.19	AW

Scale: 1/4"=1'-0"
24x36
Description: ELECTRICAL PLAN
Project Name: BEAR CLAW II
Project Number: 201783
Sheet No.
E101



1 ELECTRICAL PLAN
1/2"=1'-0"

GENERAL NOTES

1. ALL POWER EQUIPMENT SHOWN IS NEW UNLESS OTHERWISE NOTED.
2. PROVIDE TYPEWRITTEN DIRECTORIES REFLECTING ALL NEW WORK PERFORMED IN THIS PROJECT.
3. ALL WIRE SHALL BE #12 AWG MIN., 90 DEG. "C" IN 1/2"C – 2#12 AWG & #12 GND, UNLESS OTHERWISE NOTED.
4. VERIFY LOCATIONS OF ALL ELECTRICAL EQUIPMENT WITH ARCHITECTURAL DRAWINGS AND CONDITIONS IN THE FIELD.
5. ALL POWER EQUIPMENT DEVICES SHOWN ARE CONNECTED TO PANELBOARD L2E(2), UON.
6. ALL FIXTURES CIRCUITED WITH 'EM' ARE TO BE PROVIDED WITH AN INTERNAL BATTERY FOR EGRESS LIGHTING.

SHEET NOTES

1. PROVIDE EQUIPMENT WITH 3/4"C – 2#8 AWG & #10 GND.
2. PROVIDE CONNECTION FOR AUTO DOOR OPENER. VERIFY WITH MANUFACTURER CONNECTION REQUIREMENTS.
3. NOT USED.
4. PROVIDE A JUNCTION BOX AND CONNECTION FOR PHOTOCELL TO CONTROL OUTDOOR FIXTURES.
5. PROVIDE CONTROLS AS SHOWN FOR INTERIOR FIXTURES.
6. PROVIDE IN FLOOR HEATING ELEMENT. VERIFY IN THE FIELD LOCATION OF EQUIPMENT CONNECTION.
7. IN ADDITION TO CONDUIT AND WIRE FOR EQUIPMENT SHOWN, PROVIDE (2)2"EC FOR EQUIPMENT.
8. EMERGENCY FIXTURE TO BE WIRED SO IT IS ONLY ACTIVATED WITH LOSS OF UTILITY POWER.
9. PROVIDE 1/2"C FROM INTERIOR TO J-BOX SHOWN FOR FUTURE EXTERIOR SIGNAGE.
10. PROVIDE EQUIPMENT WITH 1"C – 2#4 AWG & #10 GND.
11. MECHANICAL EQUIPMENT CONNECTION SHOWN FOR PRICING PURPOSES ONLY. VERIFY EXACT POWER REQUIREMENTS PRIOR TO INSTALLATION.

BEAR CLAW II
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Scale: 1/2"=1'-0"
24x36
Description: ELECTRICAL PLAN
Project Name: BEAR CLAW II
Project Number: 201783
Sheet No.
E102

STRUCTURAL GENERAL NOTES

GOVERNING CODE: 2015 INTERNATIONAL BUILDING CODE (IBC) AND ALL LOCAL AMENDMENTS, EXCEPT AS NOTED

DESIGN LOADS:

RISK CATEGORY:	II Standard
ROOF LIVE LOADS:	2
Roof Live Load:	20 psf
Flat Roof Snow Load (p_f):	98 psf
Ground Snow Load (p_g):	116 psf (for drift calculations)
Roof Design Load:	125 psf (Existing foundation and new framing elements)
Snow Exposure Factor (C_e):	1.0
Thermal Factor (C_t):	1.2
FLOOR LIVE LOADS:	
Residential:	40 psf
Corridors & Public Spaces:	100 psf
Corridors Above 1st Floor:	80 psf
Exterior Decks:	Same as occupancy served
Balconies:	100 psf
ROOF AND FLOOR DEAD LOADS:	
Roof - Asphalt Shingle:	20 psf
Floor - Carpet or Hardwood:	15 psf
Floor - 3/8" Ceramic Tile:	20 psf
Roof - Porte Cochere:	20 psf
Deck:	15 psf
WIND LOADS (ASCE 7-10):	
Basic Wind Speed (3-second gust):	115 mph Ultimate
Building Enclosure Classification:	Enclosed Building, Open Porte Cochere
Internal Pressure Coefficient (GC_{pi}):	0.18 Enclosed 0.0 Open
Wind Exposure:	C

COMPONENTS AND CLADDING DESIGN WIND PRESSURES (PSF) (ASCE 7-10):

Wall Zone (<Fig. 6-17><Fig. 30.4-1>):	
5 Within 6'-4" of corners:	+24.1 psf, -32.1 psf
4 Internally:	+24.1 psf, -26.1 psf
Roof Zone (<Fig. 6-17><Fig. 30.4-1>)	
3 Within 6'-4" of corners:	+10.7 psf, -66.4 psf
3' Overhangs within 6'-4" of corners and ridges:	+10.7 psf, -66.4 psf
2 Within 6'-4" of edges and ridges:	+10.7 psf, -44.1 psf
2' Overhangs:	+10.7 psf, -41.9 psf
1 Internally:	+10.7 psf, -26.3 psf

SEISMIC LOADS: Exempt per IBC Section 1613.1, Exception #1

Spectral Response Acceleration Coefficients			
Short Period	S_S: 0.269g	S_{DS}:	0.25g
One Second	S_1: 0.074g	S_{D1}:	0.119g
Soils Site Class:	D		
Seismic Design Category:	B		
Basic Seismic-Force-Resisting System(s):	Timber Frames		
Design Base Shear:	9.56 kips		
Seismic Response Coefficient(s) (C_S):	0.1912		
Response Modification Factor(s) (R):	1.5		
Analysis Procedure:	Equivalent Lateral Force Procedure		

FOUNDATION DESIGN:
Foundation design is in accordance with recommendations contained in soils investigation Report Number 07-7808 prepared by NorthWest Colorado Consultants, Inc (NWCC) dated April 28, 2009.

HELICAL PIERS:
Piers selected by the owner shall be installed by a contractor certified by the manufacturer and shall develop the manufacturer's recommended installation torque to satisfy the load requirements given on the structural drawings. Certification shall include the technical aspects of the particular piers being used and the ascribed installation techniques.
Shaft dimension, helix diameter, and helix spacing shall be determined by the pier manufacturer based on the criteria presented in the soils report and the manufacturer's own requirements.
Appropriate pier selection shall consider load plus accepted safety factors, soil parameters and the installation torque versus capacity equation as per the manufacturer's recommendations.
The helical lead sections and extensions shall be solid steel, rounded corner square shaft configuration, with one or more helical bearing plates welded to the shaft.
The soils engineer shall be present during pier installation to confirm that the proper installation procedures are used and required installation torque is applied to each pier.
All work shall be performed in accordance with all applicable safety codes in effect at the time of installation
All piers must be corrosion protected by galvanization per ASTM B633.
Installation units shall consist of a rotary type torque motor with forward and reverse capabilities.
Installation units shall be capable of developing the minimum torque as required and may be either electrically or hydraulically powered.
Installation units shall be capable of positioning the helical pier at the proper installation angle.
The appropriate steel underpinning bracket or new construction load transfer device shall be used.

EARTH RETAINING STRUCTURES:
Earth equivalent fluid lateral pressure:

Walls restrained at top (at rest):	45 pcf
Cantilevered walls (active):	35 pcf
Passive resisting:	250 pcf
Coefficient of sliding friction:	0.4

REINFORCED CONCRETE:
Concrete design is based on the American Concrete Institute "Building Code Requirements for Reinforced Concrete" (ACI 318) and shall be constructed in accordance with the "Standard Specifications for Structural Concrete" (ACI 301).
STRUCTURAL CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES (normal weight concrete unless noted otherwise):
Minimum 28 day compressive strength (f'_c) as follows:

Cement Type:	I/II
Maximum Aggregate Size:	3/4"
Footings:	3,000 psi (Max W/C Ratio 0.52); Entrained Air 1.5% (± 1.5%); Slump 5 inches (± 1")
Walls:	4,000 psi (Max W/C Ratio 0.50); Entrained Air 3.0% (± 1.5%); Slump 4 inches (± 1")
Interior Slabs-on-Grade:	3,500 psi (Max W/C Ratio 0.50); Entrained Air 3.0% (± 1.5%); Slump 4 inches (± 1")
Beams, Columns:	4,000 psi (Max W/C Ratio 0.45); Entrained Air 3.0% (± 1.5%); Slump 4 inches (± 1")

Reinforcing steel shall be fabricated and placed in accordance with ACI 315 "Details and Detailing of Concrete Reinforcement."
When cold weather conditions exist, place and cure concrete in accordance with ACI 306.
Welded wire fabric shall conform to ASTM A185.
Deformed reinforcement shall be domestic new billet steel conforming to ASTM A615, Grade 60 including stirrups and ties, except that reinforcing which is required to be welded shall conform to ASTM A706.
Epoxy coated reinforcing bars shall conform to ASTM A775.
Zinc coated (galvanized) reinforcing bars shall conform to ASTM A767.
Unless otherwise noted on the structural drawings, lap bars 50 diameters (50"Bar Diameter minimum).
Reinforcing at all abutting concrete (including footings) shall be continuous through or around all corners and intersections OR use matching corner bars of equal size and spacing to reinforcing in the abutting members.
Install 2-#5 bars (minimum) around all sides of all openings in concrete and extend 2'-0" past edges of openings, unless otherwise noted.
In continuous members, splice top bars at mid-span between supports and splice bottom bars over supports.
Form intermittent shear keys at all construction joints and as shown on the structural drawings.
Unless otherwise noted on the drawings, minimum concrete cover over reinforcing shall be as follows:

Unformed surface cast against and permanently exposed to earth:	3"
Formed surface exposed to earth or weather:	
#6 through #18 bars	2"
#5 bar, w31 or d31 wire, and smaller	1-1/2"
Formed surface not exposed to weather or in contact with ground:	
Slabs, walls, joists: #11 bars and smaller	3/4"
Beams and columns:	
Primary reinforcement	1-1/2"
Stirrups, ties, spirals	1-1/2"

Install chairs, bolsters, additional reinforcement, and accessories necessary to support reinforcement at position shown on drawings. Support of reinforcement on wood, brick, or other unacceptable materials shall not be permitted.
Keep reinforcement clean and free of dirt and oil. Oil forms prior to placing reinforcement.
Fiber admixture shall be 100% virgin polypropylene, fibrillated fibers, type 111.4.1.3, performance level one, per ASTM C1116.
Properly place, accurately position and maintain securely in place all embedded items prior to and during concrete placement.
Anchor bolts and rods for beam and column-bearing plates shall be placed with setting templates.
Unless otherwise shown in the architectural drawings, provide 3/4" chamfers at all column, wall, slab or beam edges that are exposed to view in the finished structure.

STRUCTURAL STEEL:
Structural steel shall be detailed, fabricated and erected in accordance with the "Specification for Structural Steel Buildings" (AISC 360) and the "Code of Standard Practice for Steel Buildings and Bridges" (AISC 303) by the American Institute of Steel Construction (AISC).
All structural steel shall conform to the ASTM Standards and grades indicated below, unless noted otherwise on the drawings or details.

Structural steel wide flange beams and WTs:	ASTM A992, 50 ksi yield
Rolled steel floor plates:	ASTM A786, Commercial grade
Other rolled shapes, including plates, channels, and angles:	ASTM A36, 36 ksi yield.
Hollow structural section (HSS) rectangular shapes:	ASTM A500, Grade B, 46 ksi yield
HSS round shapes:	ASTM A500, Grade B, 42 ksi yield
Pipe shapes:	ASTM A53, Grade B, 35 ksi yield.
Adjustable pipe columns:	
3" diameter 11 gauge, shall be certified by the manufacturer for a safe load capacity of 13,500 lbs at 7'-6".	
3" diameter "Heavy Duty" schedule 40 shall be certified for a safe load capacity of 28,000 lbs at 7'-6".	

Unless otherwise noted, framed beam connections shall be bearing-type with 3/4" diameter, snug tight, ASTM A325 bolts, detailed in conformance with the structural drawings and the "Steel Construction Manual" by the AISC, 14th edition. Install bolts in accordance with AISC's "Specification for Structural Joints Using ASTM A325 or A490 bolts,".
All beams shall have full depth web stiffeners each side of webs above and below columns (1/4" plate or as noted).
Anchor rods shall conform to ASTM F1554, Grade 55 as noted on the structural drawings with weldability supplement S1.
Headed anchor studs (HAS) shall conform to ASTM A108 and shall be connected to structural steel with equipment approved by the stud manufacturer according to the stud manufacturer's recommendations.
Welding shall be done by a certified welder in accordance with the AISC documents listed above, the American Welding Society (AWS) D1.1: 2006 Structural Welding Code, and the recommendations for use of E70XX electrodes. Where not specifically noted, minimum weld shall be 3/16" fillet by length of contact edge.
All post-installed anchors shall have current International Code Council Evaluation Service (ICC-ES) reports and shall be installed in accordance with the manufacturer's requirements.
Expansion anchors shall be approved "wedge" type unless specifically noted to be "sleeve" type as noted on the structural drawings.
Chemical anchors shall be approved epoxy or similar adhesive type as appropriate for installation in solid and non-solid base materials.
Grout beneath column base and beam bearing plates shall have a minimum 28-day, compressive strength of <7,500>=5,000> psi and shall be non-shrink, non-metallic, and tested in accordance with ASTM C1107.

STEEL DECKING:
Steel roof- non-composite floor (or 'form'), and composite floor deck shall be manufactured and erected in accordance with the standard deck specifications and the "Manual of Construction with Steel Deck" (SDI No. MOC1) as prepared by the Steel Deck Institute (SDI).
Roof deck shall be connected to supporting members and interconnected to develop the diaphragm shears and net uplift pressures due to lateral forces as noted on the structural drawings.
Non-composite and composite floor deck shall be connected to supporting members and interconnected as required to satisfy SDI minimum requirements except as noted on the structural drawings.
Welding patterns, screw patterns, and details shall be indicated on the deck supplier's shop drawings.

LIGHT GAUGE STRUCTURAL STEEL FRAMING:
Member forming shall conform to American Iron and Steel Institute (AISI) North American Specification for the Design of Cold-Formed Steel Structural Members (NAS-01), including 2004 supplement.
All structural framing (studs, joists, track, runners, bracing, and bridging) shall be galvanized G-60 sheet steel conforming to ASTM A1003.
Studs, tracks, and joists shall be 33 ksi yield unless noted as 50 ksi for 54 mils and heavier.
Subcontractor shall provide bridging and blocking at a maximum of 6 foot spacing or as required for stability and stiffness of the final assembly wherever sheathing does not provide adequate bracing.
Where punchouts are within 8" of member ends, install unpunched stiffeners of equal strength and gauge with 4-#10 screws each edge to the stiffened member.
Parallel members in contact shall be connected with #10 screws @ 16" maximum along each contact edge in the field of the member unless noted otherwise on drawings.
The Steel Stud Manufacturers Association (SSMA) product identification codes are used to label members on the drawings:
[Member Depth in 1/100 inches][Style][Flange Width in 1/100 inches]-[Material Thickness in mils] [(Yield Strength if >33ksi) ksi]

Style	Section	Material Thickness (mils)	Reference Only Gauge No.
S	Stud or Joist	33	20 - Structural
T	Track	43	18
U	Channel	54	16
F	Furring Channel	68	14

STRUCTURAL MASONRY:
Design is based on ACI 530/ASCE 5-05/TMS 402-05, "Building Code Requirements for Masonry Structures," <Allowable Stress Design><Strength Design>.
Masonry work shall conform to ACI 530.1/ASCE 6-05/TMS 602-05 "Specification for Masonry Structures".
Compressive strength of masonry assembly used for design is 2000 psi (f'm = 2000 psi), based on net-bedded area.
Except at masonry lintels using standard lintel units, bond beam units shall be produced from standard vertically voided units with pre-cut knockout cross walls.
Hollow load-bearing concrete masonry units (CMU) shall be lightweight, 85 to 105 pcf density, conforming to ASTM C90, with a minimum compressive strength of 1,900 psi based on average net area.
Facing brick shall conform to ASTM C216 Grade SW.
Building brick shall conform to ASTM C62 Grade SW.
Hollow brick shall conform to ASTM C652, Grade SW.
Mortar shall be type "S" conforming to ASTM C270. Mortar SHALL NOT be substituted for grout.
Masonry cement shall not be used unless part of a pre-packaged mortar or grout mix approved by the structural engineer.
Provide full shoved mortar in all head and bed joints.
Admixtures shall not be used unless approved by the architect and/or structural engineer.
Grout used in masonry walls and block cells shall be coarse grout, as defined by ASTM C476, with a minimum cube strength = 2,000 psi or 3,000 psi concrete using 3/8" diameter aggregate and placed by vibrating unless an approved self-consolidating mix is used.
"Low-Lift" grouting shall not exceed 5 feet in height unless ACI 530.1 "high-lift" grouting procedures are reviewed and approved by the architect and structural engineer.
Vertically space continuous horizontal joint reinforcing at 16" maximum in all CMU walls. Joint reinforcing shall be welded type with 9 gage side rods and 9 gage trussed or ladder cross rods. In exterior walls, joint reinforcement shall be stainless steel or hot-dip galvanized. All other joint reinforcement shall be mill galvanized, hot-dip galvanized, or stainless steel. Horizontal joint reinforcing shall be lapped no less than 6" all splices.
Wire ties for veneer shall be 9 gage diameter for cavity widths 2" or less. Where nominal cavity width exceeds 2 inches, veneer ties shall be 1/4" diameter. Ties shall be spaced a maximum of 16" in each direction.
Reinforcing bars shall be as for reinforced concrete except as noted. Unless otherwise noted on the structural drawings, lap bars 50 diameters (50"Bar Diameter minimum) at splices. Reinforcement shall be secured against displacement prior to grouting by wire bar locators or other suitable devices at intervals not exceeding 200 bar diameters or 10 feet.
Reinforce and fully grout vertical cells at corners, ends of walls, jambs of openings, each side of vertical control joints, and at spacing shown on drawings. Vertical reinforcing bars shall have a minimum clearance of 3/4" from masonry.
Foundation dowels shall match vertical reinforcing, unless otherwise noted on the drawings.
Where noted on the drawings, provide clearance between masonry and structural elements, or wrap steel with polyethylene film.
Locate vertical control joints in all masonry walls as shown on the architectural drawings, structural drawings, or spaced horizontally at 25'-0" maximum spacing where not shown.
Cold weather construction shall conform to guide specifications from the International Masonry Industry All-Weather Council (IMIAWC), latest version.

STRUCTURAL WOOD & TIMBER:
Design is based on ANSI/AF&PA NDS "National Design Specification for Wood Construction with Supplement: Design Values for Wood Construction" and ANSI/AF&PA SDPWS "Special Design Provisions for Wind and Seismic."
2x framing lumber shall be S4S Hem-Fir No. 2 and better unless noted otherwise.
All lumber shall be 19% or less maximum moisture content, unless noted otherwise.
Solid timber beams and posts shall be Kiln Dried Douglas Fir-Larch No. 1.
2x stud bearing walls shall be 2x6 @ 16" (UNO) Hem-Fir Stud grade or better.
2x top and bottom plates shall be Hem-Fir No. 2 or better.
Use of wood bearing walls shown on drawings with laterally unsupported heights in excess of that shown in IBC Table 2308.9.1 have been justified by Anthem's analysis.
Fasteners for use with treated wood shall comply with IBC Section 2304.9.5 - IBC.
Wood in contact with concrete shall be pressure-treated Douglas Fir-Larch or Southern Yellow Pine.
Preservative treated wood shall be treated in accordance with AWPA U1 and AWPA M4.
Conventional light framing shall comply with <IRC Sections R502, R602, and R802><IBC Section 2308>.
Minimum nailing shall be provided as specified in <IRC Table R602.3(1) "Fastener Schedule for Structural Members."><IBC Table 2304.9.1 "Fastening Schedule.">
Metal framing anchors shown or required, shall be Simpson Strong-Tie or equal code approved connectors and installed with the number and type of nails recommended by the manufacturer to develop the maximum rated capacity. Note that heavy-duty hangers and skewed hangers may not be stocked locally and require special order from the factory.
Glue wood nailer plates to steel beams and attach with either 1/2"Ø bolts @ 32" o.c., staggered or 0.145"Ø powder actuated drive pins @ 16" o.c. staggered. Width of nailer plate shall match beam width + 1/8" min (1/4" max) overhang each side.
Lead holes for lag screws shall be 40%-70% of the shank diameter at the threaded section and equal to the shank diameter at the unthreaded section per NDS Section 11.1.3.
Connector bolts and Lag screws shall conform to ANSI/ASME B18.2.1 and ASTM SAE J429 Grade 1.
Nails and Spikes shall conform to ASTM F1667.
Wood Screws shall conform to ANSI/ASME B18.6.1.

WOOD FRAMING NOTES:
Install solid blocking between joists under jamb studs of openings.
Columns must have a continuous load path to foundation.
Unless noted otherwise, install two lengths of solid blocking x joist depth x 12 inches long in floor framing under column loads.
Built-up stud columns shall consist of 2x4, 2x6, or 2x8 studs with number of laminations noted on plan and each lamination shall be nailed together with (2) rows of 12d gun nails (0.131"Ø x 3 1/4") @ 6" full height of column. Do not splice laminations.
All beams and trusses shall be braced against rotation at points of bearing.
Unless noted otherwise, lower chord of gable end trusses shall be anchored to wall plate with framing anchors at 4'-0" spacing and laterally braced to roof framing at 8'-0" spacing.
Provide continuous wall studs each side of openings equal to one-half or greater the number of studs interrupted by opening unless noted otherwise.
All wall studs shall be continuous from floor to floor or from floor to roof.
Provide solid blocking or rim joists at all joist supports and joist ends.
Sole plate at all perimeter walls and at designated shear walls shall be nailed with (4) 0.131"Ø x3" nails at 16" minimum.
All roof rafters, joists, trusses, beams shall be anchored to supports with metal framing anchors.

TONGUE AND GROOVE DECKING:
Tongue and groove decking shall be Douglas Fir-Larch and have the following minimum allowable design values:
F_b = 1,750 psi F_v = 165 psi E = 1800 ksi
Tongue and groove decking shall comply with Section 2304.8 of the IBC installed in a <simple span><two span continuous><combination simple span two span continuous><cantilevered pieces intermixed><controlled random> layup pattern.

PLANT FABRICATED / PRE-ENGINEERED WOOD FRAMING:
I-series roof and floor joists shall be manufactured by iLevel Trus Joist with structural wood flanges and webs designed for structural capacities and design provisions according to ASTM D 5055. Substitution of equivalent series by other manufacturer is acceptable with engineer approval.
I-series roof and floor joists shall be installed per the manufacturer's recommendations. Do not cut or notch chords in any manner. Holes in webs shall not exceed manufacturer's published limit criteria.
Members noted as LVL (Laminated Veneer Lumber) on plan shall be 1 3/4" wide x depth indicated, plant-fabricated, and have the following minimum allowable design values:
F_b = 2600 psi F_v = 285 psi $F_{c\perp}$ = 2510 psi $F_{c\parallel}$ = 750 psi E = 2000 ksi
Members noted as PSL (Parallel Strand Lumber) on plan shall be plant-fabricated and have the following minimum allowable design values:
Beams: F_b = 2900 psi F_v = 290 psi $F_{c\perp}$ = 2900 psi $F_{c\parallel}$ = 750 psi E = 2000 ksi
Columns: F_b = 2400 psi F_v = 190 psi $F_{c\perp}$ = 2500 psi $F_{c\parallel}$ = 425 psi E = 1800 ksi
Members noted as LSL (Laminated Strand Lumber) on plan shall be plant-fabricated and have the following minimum allowable design values:
≤1 1/2" F_b = 1700 psi F_v = 400 psi $F_{c\perp}$ = 1400 psi $F_{c\parallel}$ = 680 psi E = 1300 ksi
1 3/4" F_b = 2325 psi F_v = 310 psi $F_{c\perp}$ = 2325 psi $F_{c\parallel}$ = 800 psi E = 1550 ksi
Bridging and blocking shall be installed according to the fabricator's requirements.

STRUCTURAL GLUED LAMINATED TIMBER:
Materials, manufacture, and quality control shall be in conformance with ANSI/AITC A190.1 "Structural Glued Laminated Timber" and AITC 117 "Standard Specifications for Structural Glued Laminated Timber of Softwood Species, Design and Manufacturing Requirements."
Continuous and cantilevered members shall be Douglas Fir Combination Symbol 24F-V8 DF/DF with no camber.
Columns shall be Combination #2 or better.
All glued laminated timber shall have less than 16% moisture content, unless noted otherwise.
Members shall be <Architectural><Industrial> appearance grade.
Adhesives shall meet the requirements for wet conditions of service.
Seal cut edges and ends exposed to weathering.
The fabricator shall furnish all items of connection steel and hardware for joining timber members to each other and to their supports; exclusive of anchorage embedded in masonry, setting plates, and items field-welded to structural steel.

SHOP DRAWINGS:
The structural drawings are copyrighted and shall not be copied for use as erection plans or shop details. Use of Anthem's electronic files as the basis for shop drawings requires prior approval by Anthem, a signed release of liability by the general contractor and/or his subcontractors, and deletion of Anthem's name and logo from all sheets so used.
The general contractor shall submit in writing any requests to modify the structural drawings or project specifications.
All shop and erection drawings shall be checked and stamped (after having been checked) by the general contractor prior to submission for structural engineer's review; shop drawing submittals not checked by the general contractor prior to submission to the structural engineer will be returned without review.
Furnish two (2) prints of shop and erection drawings to the structural engineer for review prior to fabrication for:
reinforcing steel,
structural steel,
steel form, floor, and roof deck,
glued-laminated timber.
Submit in a timely manner to permit 10 working days for review by the structural engineer.
Shop drawings submitted for review do not constitute "request for change in writing" unless specific suggested changes are clearly marked, in any event, changes made by means of the shop drawing submittal process become the responsibility of the one initiating the change.

FIELD VERIFICATION OF EXISTING CONDITIONS:
The general contractor shall thoroughly inspect and survey the existing structure to verify conditions that affect the work shown on the drawings.
The general contractor shall report any variations or discrepancies to the architect and structural engineer before proceeding.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:
The structural drawings illustrate and describe the completed structure with elements in their final positions, properly supported, connected, and/or braced.
The structural drawings illustrate typical and representative details to assist the general contractor. Details shown apply at all similar conditions unless otherwise indicated. Although due diligence has been applied to make the drawings as complete as possible, not every detail is illustrated and not every exceptional condition is addressed.
All proprietary connections and elements shall be installed in accordance with the manufacturers' recommendations.
All work shall be accomplished in a workmanlike manner and in accordance with the applicable codes and local ordinances.
The general contractor is responsible for coordination of all work, including layout and dimension verification, materials coordination, shop drawing review, and the work of subcontractors. Any discrepancies or omissions discovered in the course of the work shall be immediately reported to the architect and structural engineer for resolution. Continuation of work without notification of discrepancies relieves the architect and structural engineer from all consequences.
Unless otherwise specifically indicated, the structural drawings do not describe methods of construction.
The general contractor, in the proper sequence, shall perform or supervise all work necessary to achieve the final completed structure, and to protect the structure, workmen, and others during construction. Such work shall include, but not be limited to temporary bracing, shoring for construction equipment, shoring for excavation, formwork, scaffolding, safety devices and programs of all kinds, support and bracing for cranes and other erection equipment.
Do not backfill against basement or retaining walls until supporting slabs and floor framing are in place and securely anchored, unless adequate temporary bracing is installed.
Temporary bracing shall remain in place until all floors, walls, roofs and any other supporting elements are in place.
The architect and structural engineer bear no responsibility for the above items, and observation visits to the site do not in any way include inspections of these items.
These plans have been engineered for construction at one specific building site. Builder assumes ALL responsibility for use of these plans at ANY OTHER building site. Plans shall not be used for construction at any other building site without specific review by the engineer.

PRECAUTIONARY NOTES ON STRUCTURAL BEHAVIOR:
Interior architectural finish detailing must accommodate the relative differential movements of supporting structural elements.
Where the roof framing element spans are long, applied loading will naturally cause substantial deflection. Interior elements hung from the roof structure will deflect with the roof.
The floor is a floating concrete slab-on-grade and may experience movements independent of the structural foundations. Interior elements supported on the slab-on-grade floor will move with the floor. Interior elements supported on foundations and columns will not experience similar or measurable movements.
Exterior/perimeter wall assemblies hung from the edge of the building structure will be directly affected (to some degree) by changes in external temperature and floor deflection.
Exterior/perimeter and interior architectural finish details should allow for relative movements between elements with different support conditions.
The foundation design shown assumes that the owner/builder is aware of the presence of expansive soils, and that he has read the previously referenced soils report. Use of these plans is indication that the owner/builder accepts the risks associated with building on this site, especially those related to slab on grade construction in finished areas. Anthem, LLC will not be held liable for damages caused by slab movement.

DEFERRED SUBMITTALS:
Portions of the structure have elements of proprietary design and fabrication, which shall be submitted by the supplier for approval after award of contract.
These items shall conform to the load, capacity, size, geometry, connection, and support criteria noted on the structural drawings.
Shop drawings and calculations shall be prepared by an engineer registered in the State of <Colorado>. Final shop drawing submittals shall be stamped and signed.
Furnish deferred submittals for:
helical piers
steel deck
supplier engineered stairs
supplier engineered light-gauge steel framing
supplier engineered canopies, sunscreens, and sunshades
Submittals will be reviewed by the structural engineer of record for compliance with the specified design requirements, stamped as "Reviewed," and forwarded to the local building authority for review as required.
Final issue of the building permit may, at the approval authority's option, be contingent on its approval of the deferred submittal documents.
Deferred submittal items shall not be installed until their design calculations and drawings have been reviewed by the architect, structural engineer, and/or local building authority as required.

LETTERS OF CONSTRUCTION COMPLIANCE:
The general contractor shall determine from the local building authority, at the time the building permit is obtained, whether any letters of construction compliance will be requested from the structural engineer.
The contractor shall notify the structural engineer of all such requirements in writing prior to the start of construction.
Two day advance notice shall be given when requesting site visits necessary as the basis for the compliance letter.
The general contractor shall provide copies of all third-party testing and inspection reports to the architect and structural engineer a minimum of one week prior to the date that the compliance letter is needed.

SPECIAL INSPECTIONS:
The following Special Inspections and Testing shall be performed by a qualified Special Inspector, retained by the Owner, in accordance with the following sections of IBC Chapter 17:
Section 1704 Special inspections and the following sub-sections:
1704.2 Inspection of Fabricators
1704.3 Steel Construction including 1704.3.1 Welding, 1704.3.2 Details, 1704.3.3 High Strength Bolts
1704.4 Concrete Construction
1704.5 Masonry Construction, level I Special Inspection
1704.7 Soils

The Special Inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the building official, for inspection of the particular type of construction or operation requiring special inspection.
Duties and responsibilities of the Special Inspector shall be to inspect and/or test the work outlined above and within the Statement of Special Inspections in accordance with Chapter 17 of the IBC for conformance with the approved construction documents. All discrepancies shall be brought to the immediate attention of the contractor for correction.
Per section 1704.1.2 the Special Inspector shall furnish regular reports to the building official and the structural engineer. Progress reports for continuous inspection shall be furnished weekly. Individual reports of periodic inspections shall be furnished within one week of inspection dates. The reports shall note uncorrected deficiencies, correction of previously reported deficiencies, and changes to the approved construction documents authorized by the Structural Engineer of Record.
The Special Inspector shall submit a final signed report within 10 days of the final special inspection stating whether the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved construction documents and the applicable workmanship provisions of the IBC. Work not in conformance shall be noted in the report.
The contractor shall submit a statement of responsibility to the building official and the owner prior to the commencement of work on a main wind- or seismic-force-resisting system, designated seismic system or a wind- or seismic-resisting component listed in the Statement of Special Inspections per section 1706.
Except as noted, the special inspections outlined above are in addition to, and beyond the scope of, periodic Structural Observations as defined in section 1709. Structural Observations are included in the structural engineering design and construction administration services provided by the structural engineer.

NAIL SIZES:

PENNYWEIGHT	TYPE	DIAMETER	LENGTH
6d	COOLER	0.092"	1-7/8"
8d	COMMON	0.131"	2-1/2"
	BOX	0.113"	2-1/2"
	SINKER	0.113"	2-3/8"
	GUN	0.113"	2-3/8"
10d	COMMON	0.148"	3"
	BOX	0.128"	3"
	SINKER	0.120"	2-7/8"
	GUN	0.131"	3"
12d	COMMON	0.148"	3-1/4"
	BOX	0.128"	3-1/4"
	SINKER	0.135"	3-1/8"
	GUN	0.131"	3-1/4"
16d	COMMON	0.162"	3-1/2"
	BOX	0.135"	3-1/2"
	SINKER	0.148"	3-1/4"

anthem structural engineers
BOULDER | STEAMBOAT SPRINGS
303-848-8497 anthemstructural.com
Anthem Job #17-173

COLORADO LICENSED DEREK D. HENDERSON 38862 PROFESSIONAL ENGINEER
April 26, 2019

NOTICE: DUTY OF COOPERATION
Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their professional services in accordance with the standard of care, guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.
Eric Smith Associates, P.C.

No.	Description	Date
2	PLAN REVIEW COMMENTS	2019-04-26

RCRBD
Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO

ERIC SMITH ASSOCIATES, P.C.
2241 SEVENTEENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	04/26/2019
Drawn By:	DRS
Checked By:	EJS

Sheet List

SHEET NUMBER	SHEET NAME
S001	Structural Cover Sheet
S002	Abbreviations
S101	Porte Cochere
S102	Ski Entry
S103	Trash Enclosure
S104	Exterior Decks
S105	Details

Project Phase
Permit Review Set

Sheet Title
Structural Cover Sheet

Sheet Number
S001

4/25/2019 6:57:39 AM
4/25/2019 6:57:39 AM

anthem
structural engineers
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303-848-8497 anthemstructural.com
Anthem Job #17-173

COLORADO LICENSED
DEREK J. HENDERSON
38883
PROFESSIONAL ENGINEER
April 2, 2019

NOTICE: DUTY OF COOPERATION

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Eric Smith Associates, P.C.

No.	Description	Date

ABBREVIATIONS KEY

AB	Anchor Rod (Bolt)	EJ	Expansion Joint	MEZZ	Mezzanine	SF	Square Feet
ADDL	Additional	EL	Elevation	MFR	Manufacture, -er, -rd	SHT	Sheet
AFF	Above Finished Floor	ENGR	Engineer	MIN	Minimum	SHTG	Sheathing
ALT	Alternative	EQ	Equal	MTL	Metal	SIM	Similar
AMT	Amount	EQUIP	Equipment	NIC	Not In Contact	SLH	Short Leg Horizontal
APPROX	Approximate	EQUIV	Equivalent	N-S	North to South	SLV	Short Leg Vertical
ARCH	Architect, Architectural	ES	Each Side	NTS	Not to Scale	SOG	Slab On Grade
AVG	Average	EST	Estimate	OD	Outside Diameter	SP	Space,-s
BC	Bottom of Concrete	E-W	East to West	OF	Outside Face	SPEC	Specifications
BL	Brick Ledge	EXC	Excavate	OH	Opposite Hand	SQ	Square
BLK	Block	EXP	Expansion	OPNG	Opening	STD	Standard
BLKG	Blocking	EXT	Exterior	OPP	Opposite	STL	Steel
BM	Beam	FDN	Foundation	OSB	Oriented Strand Board	STIFF	Stiffener
BOT	Bottom	FF	Finished Floor	PAF	Powder Actuated Fastener	STRUCT	Structure (Structural)
BRG	Bearing	FIG	Figure	PC	Precast	SY	Square Yard
BW	Bottom of Wall	FL	Flush	PE	Pre-engineered (trusses)	SYM	Symmetrical
CF	Cubic Foot	FLR	Floor	PEN	Penetration	T&B	Top and Bottom
CIP	Cast In Place	FP	Full Penetration	PERP	Perpendicular	T&G	Tongue and Groove
CJ	Construction Joint (Control Joint)	FTG	Footing	PKT	Pocket	TB	Top of Beam
CLG	Ceiling	GA	Gage (Gauge)	PL	Property Line	TC	Top of Concrete
CLR	Clear	GALV	Galvanized	PLF	Pounds per Linear Foot	TJ	Top of Joist
CMU	Concrete Masonry Unit	GC	General Contractor	PSF	Pounds per Square Foot	TL	Total Load, Top of Ledge
COL	Column	GEN	General	PSI	Pounds per Square Inch	TRANS	Transverse
COM	Common	GL	Glue Laminated (Glu-lam)	PSL	Parallel Strand Lumber (generic)	TW	Top of Wall
CONC	Concrete	GR	Grade	PT (1)	Pressure Treated	TYP	Typical
CONN	Connection	GT	Girder Truss	PT (2)	Post Tensioned	ULT	Ultimate
CONT	Continue (Continuous)	GYP BD	Gypsum Board	PV	Photovoltaic	UNO	Unless Noted Otherwise
COORD	Coordinate, Coordination	HAS	Headed Anchor Stud	QTY	Quantity	VERT	Vertical
CS	Countersink	HORIZ	Horizontal	R	Radius	VIF	Verify In Field
CTR	Center	HT	Height or Heavy Timber	RE	Reference (refer to)	WA	Wedge Anchor
CY	Cubic Yard	ID	Inside Diameter	RECT	Rectangle	WP	Work Point
DAB	Deformed Anchor Bar	INT	Interior	REINF	Reinforcement	WT	Weight
DIAG	Diagonal	K	Kip (1,000 lbs)	REQ	Required	WWF	Welded Wire Fabric
DIM	Dimension	LL	Live Load	REQMT	Requirement	XS	Extra Strong
DL	Dead Load	LLH	Long Leg Horizontal	RET	Retaining Wall	XSECT	Cross Section
DN	Down	LLV	Long Leg Vertical	RM	Room	XXS	Double Extra Strong
DP	Drilled Pier	LT	Light	RMO	Rough Masonry Opening		
DWG	Drawing	LVL	Laminated Veneer Lumber (generic)	RO	Rough Opening		
EA	Each	LW	Light Weight	SC	Slip Critical		
ECC	Eccentric	MATL	Material	SCH	Schedule		
E-E	End to End	MAX	Maximum	SDST	Self Drilling Self Tapping		
EF	Each Face	MECH	Mechanical	SECT	Section		

LEGEND

XK, YT	"X" King studs, "Y" Trimmer studs, studs to match wall thickness		CMU
C	Indicates column continuous through level shown		Concrete
A	Indicates column above level shown, see next level framing plan for size; install squash blocking in floor cavity of equal size and equal column size below to foundation - unless noted otherwise		Earth fill
XXXX	Indicates column type below level shown		Porous fill (i.e. gravel)
	Indicates dropped header or beam		Interior wood bearing wall
	Beam, Joist, or Truss bears on wall or beam below		Wood shear wall
	Beam, Joist, or Truss connected to support with metal hanger	<E>	Indicates 'existing'
	Beam, Joist, or Truss connected to support with concealed hanger	<N>	Indicates 'new'
	Indicates span direction	<R>	Indicates 'to be removed'
	Indicates step in floor elevation		Indicates location of bend in bent beam
XX'-XX"	Indicates top of concrete slab or wood subfloor elevation	SWX	Indicates shear wall. See schedule for sheathing type and nailing
(XX'-XX") {XX'-XX"}	Indicates top of footing or pier elevation Indicates minimum pier penetration into bedrock	HDX	Indicates holdown. See schedule for description
FXX	Continuous spread footing. See schedule for size and reinforcing	MFX	Indicates rigid frame
FX.X	Isolated pad footing. See schedule for size and reinforcing		Fully welded moment connection
TC=XX'-XX" BC=XX'-XX"	Indicates top of concrete elevation Indicates bottom of concrete elevation	BX	Indicates braced frame
STEP TC STEP BC	Indicates step in top of concrete elevation Indicates step in bottom of concrete elevation	[XX'-XX"]	Indicates top of steel beam elevation
TL=XX'-XX"	Indicates top of concrete ledge elevation	FD	Indicates floor drain
PKT XxYxZ XX'-XX"	Indicates beam pocket in concrete wall (X=width, Y=height, Z=depth in inches) with bottom of pocket elevation		Indicates shoring
STEP TL	Indicates step in top of concrete ledge elevation	SLOPE	Indicates direction of slope

RCRBD Record Set

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO

ERIC SMITH ASSOCIATES, P.C.
2241 SEVENTEENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5456, (303) 442-4745 FAX

Job Number:	17022
Date:	03/29/2019
Drawn By:	DRS
Checked By:	EJS

Project Phase
Permit Review Set

Sheet Title
Abbreviations

Sheet Number
S002

4/2/2019 9:30:29 AM
4/2/2019 9:30:29 AM

anthem
structural engineers
BOULDER | STEAMBOAT SPRINGS
303-848-8497 anthemstructural.com
Anthem Job #17-173

COLORADO LICENSED
DEREK D. HENDERSON
38883
PROFESSIONAL ENGINEER
April 2, 2019

NOTICE: DUTY OF COOPERATION

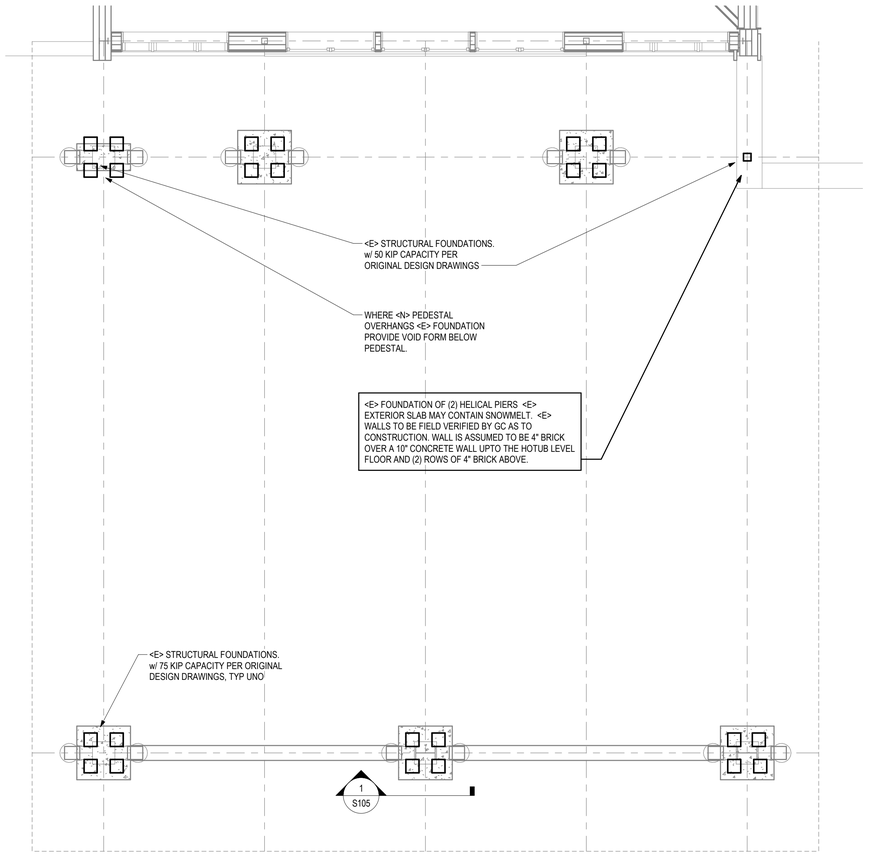
Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services in a professional manner, no one can guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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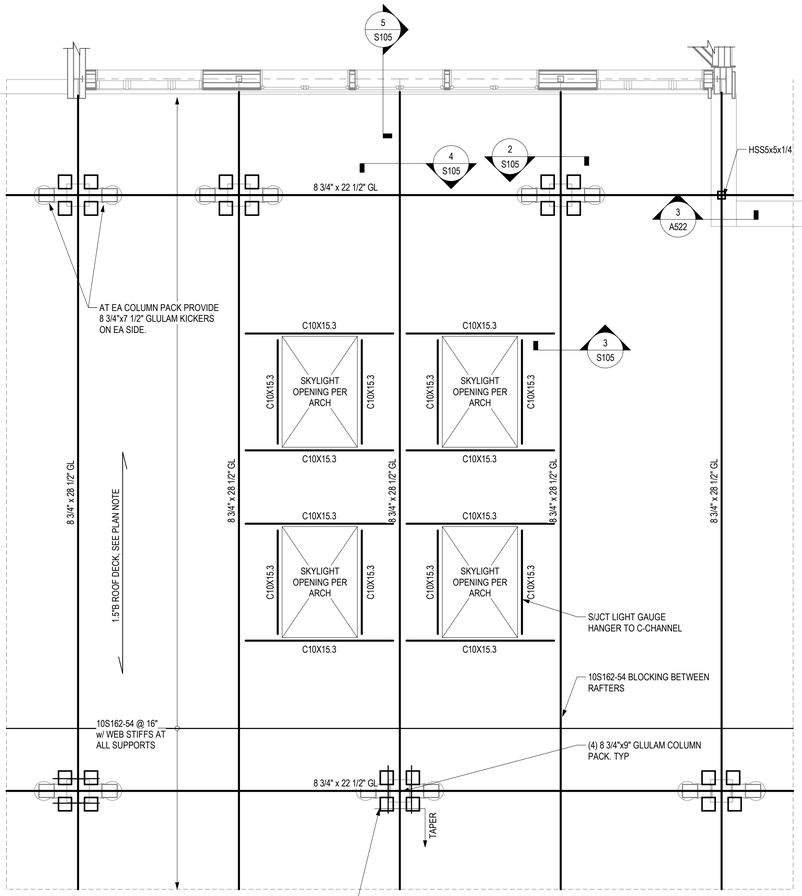
Eric Smith Associates, P.C.

No.	Description	Date

RCRBD Record Set



PORTE COCHER FOUNDATION PLAN
1/4" = 1'-0"
PLAN NORTH
0 2' 4' 8'



PORTE COCHERE FRAMING PLAN
1/4" = 1'-0"
PLAN NORTH

TYPICAL ROOF DECK:
1 1/2" DEEP x 20 GAGE WIDE RIB STEEL DECK (VULCRAFT TYPE 1.5B) WITH 5/8" PUDDLE WELDS (36/7) AT INTERMEDIATE SUPPORTS & EDGES AND (2) #10 SDST SCREWS AT SIDELAP CONNECTIONS. STEEL DECK SHALL BE CONTINUOUS OVER TWO OR MORE SUPPORTS. SEE ARCH FOR FIRE RATED ASSEMBLY AND CEILING CONSTRUCTION.

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO

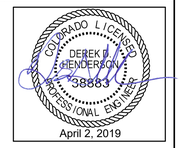
ERIC SMITH ASSOCIATES, P.C.
2241 SEVENTEENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	03/29/2019
Drawn By:	DRS
Checked By:	EJS

Project Phase
Permit Review Set
Sheet Title
Porte Cochere
Sheet Number
S101

4/2/2019 9:30:29 AM
4/2/2019 9:30:29 AM

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April 2, 2019

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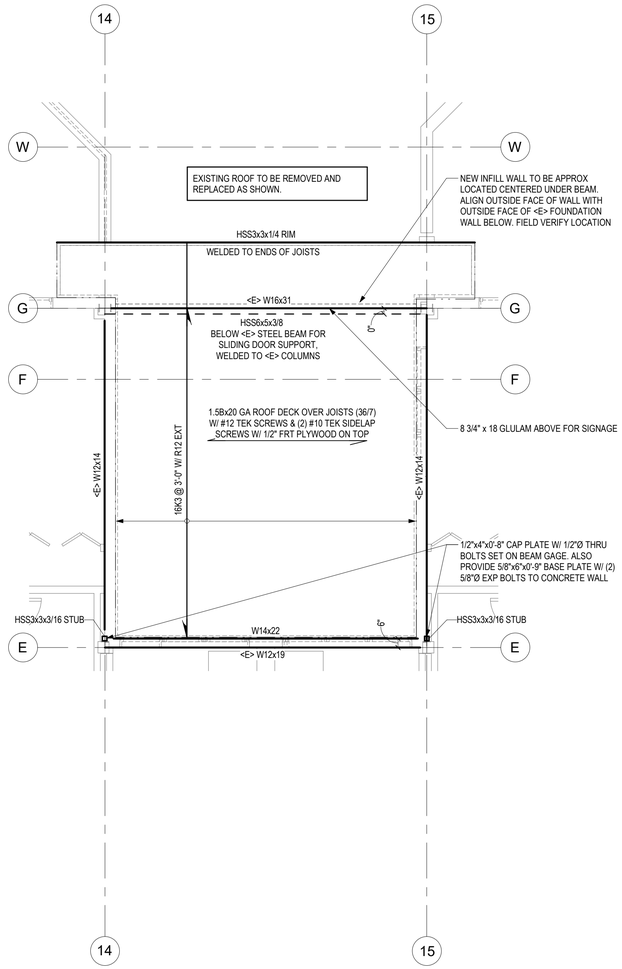
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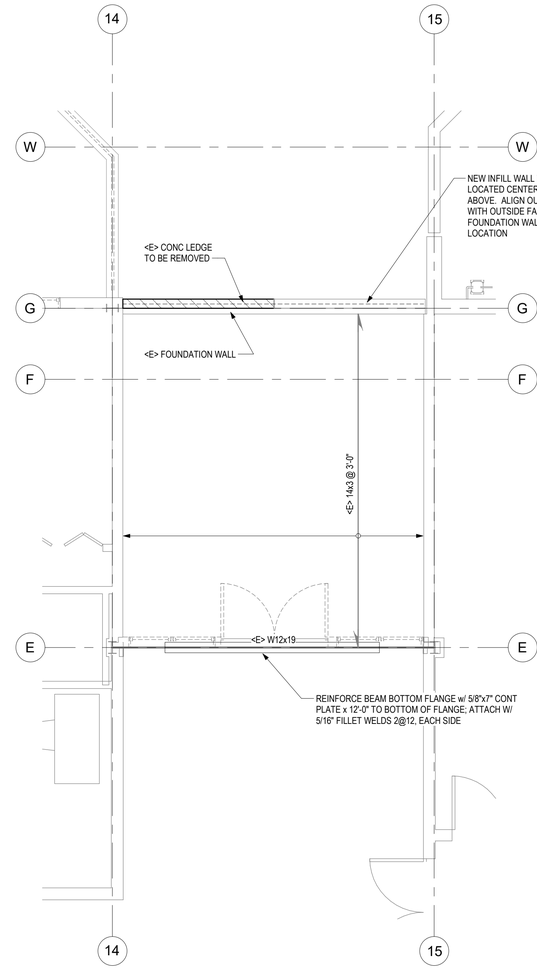
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No.	Description	Date

RCRBD Record Set



SKI ENTRY ROOF PLAN
1/4" = 1'-0"
PLAN NORTH
0 2' 4' 8'



SKI SECOND FLOOR PLAN
1/4" = 1'-0"
PLAN NORTH

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO

ERIC SMITH ASSOCIATES, P.C.
2241 SEVENTEENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	03/29/2019
Drawn By:	DRS
Checked By:	EJS

Project Phase
Permit Review Set
Sheet Title
Ski Entry
Sheet Number
S102

4/2/2019 9:30:29 AM
4/2/2019 9:30:29 AM

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Anthem Job #17-173

COLORADO LICENSED
DEREK D HENDERSON
38883
PROFESSIONAL ENGINEER
April 2, 2019

NOTICE: DUTY OF COOPERATION

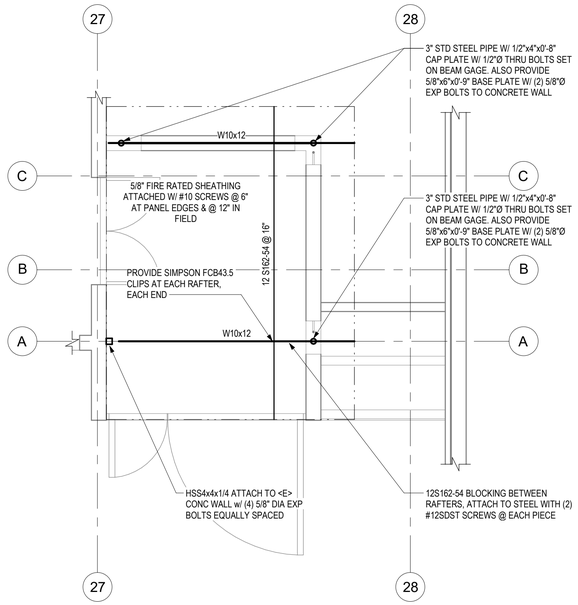
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No.	Description	Date

RCRBD Record Set



TRASH ENCLOSURE PLAN
1/4" = 1'-0"
PLAN NORTH
0 2' 4' 8'

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO

ERIC SMITH ASSOCIATES, P.C.
2241 SEVENTEENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	03/29/2019
Drawn By:	DRS
Checked By:	EJS

Project Phase
Permit Review Set
Sheet Title
Trash Enclosure
Sheet Number
S103

4/2/2019 9:30:30 AM
4/2/2019 9:30:30 AM

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Anthem Job #17-173



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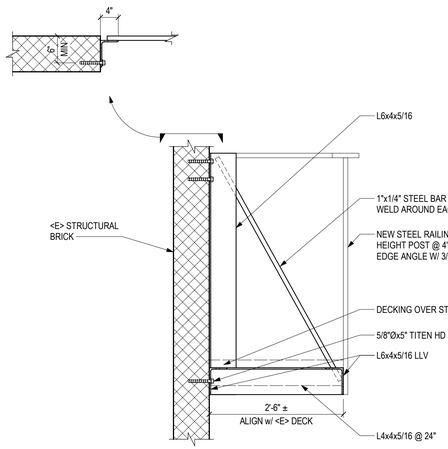
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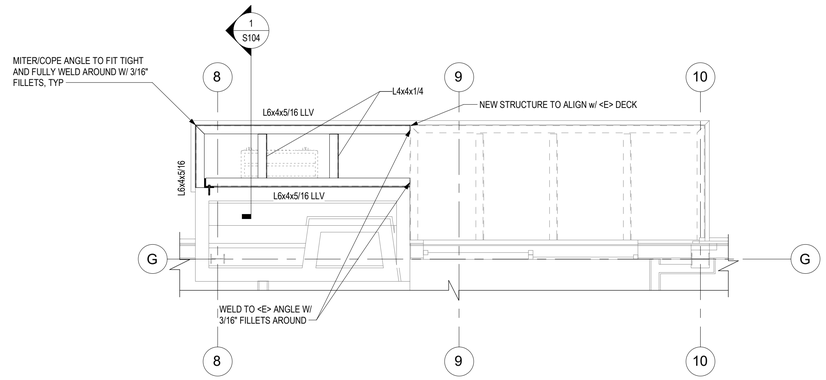
Eric Smith Associates, P.C.

No.	Description	Date

RCRBD Record Set



1 DETAIL
3/4" = 1'-0"
0 6" 1' 2' 3'



EXTERIOR DECK FRAMING PLAN
3/8" = 1'-0"
PLAN NORTH
0 1' 2' 4' 6'

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO

ERIC SMITH ASSOCIATES, P.C.
2241 SEVENTEENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5455, (303) 442-4745 FAX

Job Number:	17022
Date:	03/29/2019
Drawn By:	DRS
Checked By:	EJS

Project Phase
Permit Review Set
Sheet Title
Exterior Decks
Sheet Number
S104

4/2/2019 9:30:31 AM
4/2/2019 9:30:31 AM

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Anthem Job #17-173



April 2, 2019

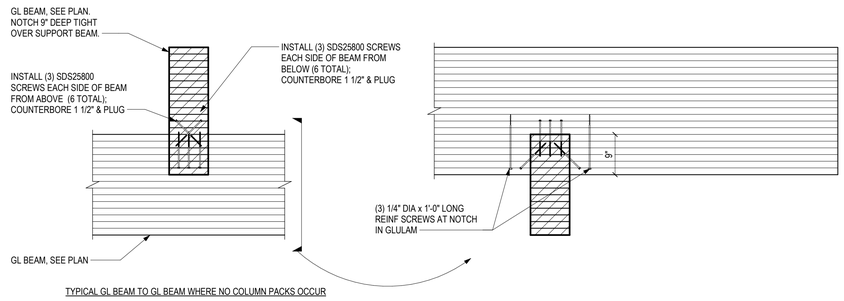
NOTICE: DUTY OF COOPERATION

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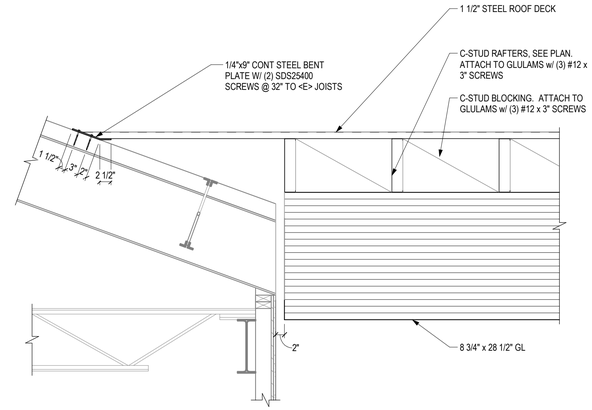
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No.	Description	Date



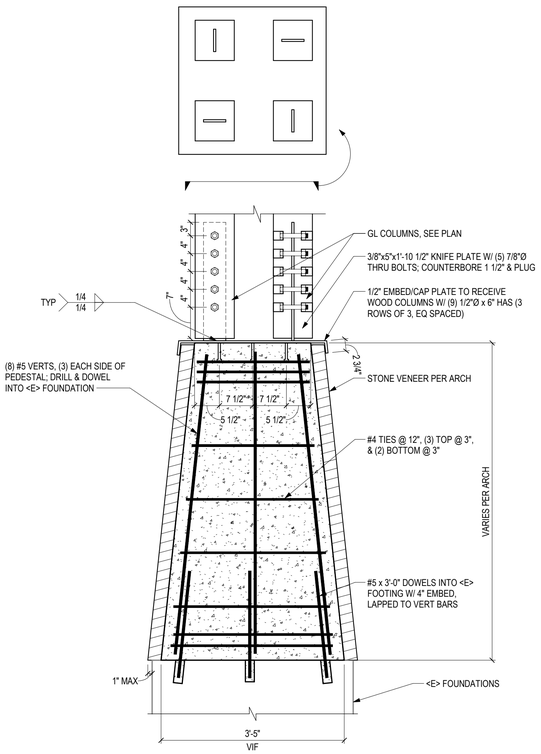
TYPICAL GL BEAM TO GL BEAM WHERE NO COLUMN PACKS OCCUR

4 DETAIL
3/4" = 1'-0"

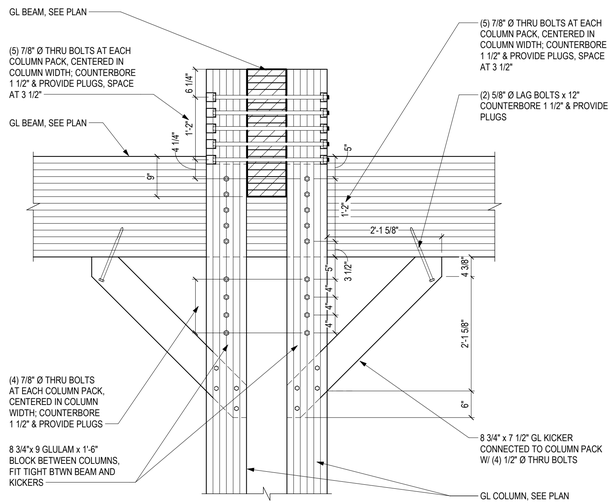


5 DETAIL
3/4" = 1'-0"

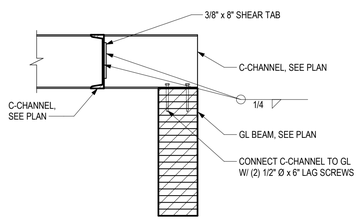
RCRBD Record Set



1 DETAIL
3/4" = 1'-0"
0 6" 1' 2' 3'



2 DETAIL
3/4" = 1'-0"



3 DETAIL
3/4" = 1'-0"

BEAR CLAW II
EXTERIOR REMODEL
2420 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO

ERIC SMITH ASSOCIATES, P.C.
2241 SEVENTEENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	17022
Date:	03/29/2019
Drawn By:	DRS/EJS
Checked By:	EJS

Project Phase
Permit Review Set
Sheet Title
Details
Sheet Number
S105

4/2/2019 9:30:32 AM

RCRBD
Record Set

ROUTT COUNTY REGIONAL
BUILDING DEPARTMENT
136 6th Street * P.O. Box 773840 * Steamboat SpringsCO80477
(970)870-5566 * FAX (970)870-5489* Email: Building@co.routt.co.us

ROUTT COUNTY
BUILDING DEPARTMENT

OWNER/AGENT ASBESTOS STATEMENT

Under Colorado Regulation No.8, Part B – Asbestos, Emissions Standards for Asbestos, The Colorado Department of Public Health and Environment (CDPHE) requires all buildings to be thoroughly inspected for asbestos in accordance with paragraphs IV.C.1, IV.D and IV.F by a Colorado certified asbestos Building Inspector prior to commencing renovation or demolition activities. Both the building owner and contractor performing the renovation or demolition work may be held liable for failing to comply with these asbestos regulations.

Please be aware that testing for the presence of asbestos and the issuance of a permit by the state may require significant lead times. Both State and Federal rules require that an application for demolition (or renovation, if trigger levels of asbestos will be disturbed) must be postmarked or hand delivered at least 10 working days prior to the commencement of the project. Issuance of a building permit by Routt County Regional Building Department does not assure compliance with the State and Federal regulations.

More information and applications are available at the CDPHE website:

http://www.cdphe.state.co.us/ap/asbestos/index.html or by calling the Colorado Department of Public Health and Environment at (800) 866-7689 or (303) 692-3150.

I have read and understand the above statement.

Jan M. Lychu / ESA Architect — 04/11/19.

Owner/Agent — Date

Bear Claw II 2410 Ski Trail Lane

Address

Permit Number: TB-19-234

PRE NWCC TESTING - NO ASBESTOS WAS DISCOVERED @ AREAS OF WORK

RCRBD
Record Set

April 30, 2019

Todd Carr
Routt County, Building Department

Permit Review Comments – Response Letter
No. TB-19-234 (ESA No. 17022.00)
2420 Ski Trail Lane

Note to Building Department: Our responses to each of the comments have been inserted below each comment in RED.

The following items below will require additional information or a re-submittal prior to the Type of Permit being Approved and Issued. Please feel free to contact us by phone or email with any questions or concerns.

1. The Signs to be installed on this project have been added to another Building Permit Number TB-19-260, the Signs must first go through the City of Steamboat Springs Planning Department for acceptance prior to being approved structurally by the Building Department. Please contact the City of Steamboat Springs Planning Department to start the application/review process for these signs.

   Response: Acknowledged

2. Sheet S001: The provided Ground Snow Load value under Roof Live Loads is shown as 88PSF, RCRBD has a Ground Snow Load Value of 116PSF for this location. Please clarify how the roof construction was designed and what Ground Snow Load values were used to derive the Roof Snow Load values. Your Flat Roof Snow Load is listed as 125PSF (prescriptive)

   Response: The design ground snow load required by RCRBD is 116 psf. This load is to be input into the ASCE7 equations to determine a flat roof snow load according to RCRBD. The factors used are all 1.0 with the exception of the thermal factor which was 1.2. Using the ASCE7 equations, this gives a roof snow load of 97.44 (98) psf. This load was used for the flat roof snow load and was used to calculate drift loading accordingly. The flat roof snow load on the structural drawings should read 98 not 88 and has been revised accordingly and clouded. The roof design load (prescriptive load) of 125 psf shown on our drawings appeared on a previous set of drawings produced by another engineer for a porte cochere addition that was never constructed, however those foundations were installed. The existing foundations used for the new porte cochere addition were reviewed for supporting a snow live load of 125 psf. This 125 psf load was used by Anthem to review and determine if the existing foundation design would be adequate to support the proposed porte cochere. It was found that the foundations were designed for the 125 psf prescriptive load. The snow load used for design by Anthem in the proposed design meets or exceeds the load required by RCRBD and the framing system for the additions designed by Anthem are adequate to support the design loads. No revisions to the structural systems are required.

3. The Addition/Porte Cochere is being reviewed under Chapter 11 of the 2015 IEBC, and the plans show compliance with Section 1102.3 Fire Protection Systems and our complying with Chapter 9 of the 2015 IBC.

Response: Acknowledged

4. Section 1104 of the 2015 IEBC is not clearly identified or shown on the plan set, please review the below sections from the IEBC and IFC and re-submit informing us of how this entire building will meet compliance with the sections below. State minimum requirements must be met for R-2 Occupancies if they are more stringent than the below code sections.

SECTION 1104 SMOKE ALARMS IN OCCUPANCY GROUPS R AND I-1
1104.1 Smoke alarms in existing portions of a building. Where an addition is made to a building or structure of a Group R or I-1 occupancy, the existing building shall be pro-vided with smoke alarms as required by Section 1103.8 of the International Fire Code or Section R314 of the International Residential Code as applicable.

2015 IFC:
1103.8 Single- and multiple-station smoke alarms. Single and multiple-station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with Sections 1103.8.1 through 1103.8.3.
1103.8.1 Where required. Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Section 907.2.11. Interconnection and power sources shall be in accordance with Sections 1103.8.2 and 1103.8.3, respectively.
Exceptions:
1. Where the code that was in effect at the time of construction required smoke alarms and smoke alarms complying with those requirements are already provided.
2. Where smoke alarms have been installed in occupancies and dwellings that were not required to have them at the time of construction, additional smoke alarms shall not be required provided that the existing smoke alarms comply with requirements that were in effect at the time of installation.
3. Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms.

Response: We are currently working with Bear Claw management and Western Security on verifying how much of the property has been completed (as part of the previous fire repair) and what is remaining to be completed as part of this permit. Once we have full accountability of what is and is not currently in place, we will follow up with both you and the fire department.

5. This Building is a Type IB Construction and combustible materials would only be allowed if they are meet Section 603 of the 2015 IBC. The current re-construction plans on the exterior decks are shown a ¾" Marine Grade Plywood to be installed over the existing Steel Joist and directly under the new Non-Combustible Aluminum decking, additionally the plans are shown 4x4 timbers to be installed under the new AC condensing units on these decks which are also combustible materials. Please submit an allowable exception for the use of combustible materials on the exterior decks, or re-submit new plans shown the installation of non-combustible materials or potentially a product that would meet Section 603 #21 of the 2015 IBC.

Response: The Versadeck detail on Sheet A523 & the condenser unit detail on Sheet A525 have both been updated to remove the ¾" marine grade plywood & the 4x4 timbers.

6. In reference to Sheet S101 and Sheet S001 under Foundation Details with the Helical Piers: The drilled Helical Piers on this project, please provide the Routt County Regional Building Department with the following information upon completion of the installation of the Helical Piers: Construction Submittals, and the working drawings shall include the following: Helical pile number, location and pattern by assigned identification number, Specialty pier cap, Type and size of central steel shaft, Helix configuration (number and diameter of helix plates), Effective installation torque, Minimum overall length, Inclination of helical pile, The cut-off elevation.

   In reference to the drilled Helical Piers on this project, please provide the Routt County Regional Building Department with the following information upon completion of the installation of the Helical Piers.
   - Construction Submittals, and the working drawings shall include the following:
   - Helical pile number, location and pattern by assigned identification number
   - Specialty pier cap
   - Type and size of central steel shaft
   - Helix configuration (number and diameter of helix plates)
   - Minimum effective installation torque
   - Minimum overall length
   - Inclination of helical pile
   - The cut-off elevation
   - Field Report upon completion Helical installation
   - Any Special Inspection Reports

   Response: The helical piers mentioned within this project reference the existing pieces installed during an earlier remodel. There are currently no new helical piers being proposed at this time or included within the scope of this project.

7. In reference to Sheet S001: Please submit all items stated within the Deferred Submittals Section to RCRBD upon completion of on-site structural evaluations of existing conditions, and any changes or addendums as well that my transpire after the field inspection and reports are completed.
   Special Inspections: Please submit all Special Inspection reports to RCRBD upon completion as stated with the Special Inspections Section.
   Special Inspection not Noted: Please provide RCRBD with a special inspection report and documentation on the application of the Isolatek product to be applied to the structural steel shown on Sheet A501 upon completion of the work, shown the thicknesses of the product applied based on the size of the material being coated.

Response: We acknowledge that Deferred Submittals, Special Inspection reports, and documentation on the application of the Isolatek product will be submitted by the general contractor as indicated.

8. Sheet A101: The entry drive area under the Porte Cochere will have all the pavers removed and a new snowmelt system installed in this area, on sheet A101 you reference sheet AD101 for the entire layout of the snowmelt system, however this sheet does not show the layout or insulation being installed. A minimum of R-5 insulation will be required per the 2015 IMC Section 1209.5.1 below the hydronic piping throughout all areas where the snow melt system will be exposed or added within the Porte Cochere area, and other areas mentioned in the narrative on Sheet A000 including "Add Alternate" scope of work as well.

   Response: The addition of the rigid insulation has been added to both the snowmelt system below the porte-cochere (note added to layout 1/A101) and the electric system listed as an Add Alternate on the coversheet.

9. Sheet A524 #14 Insulation Detail: If ½" gypsum board is not selected to be installed on the underside of the garage ceiling framing to enclose the spray-applied closed cell insulation, then provide us with the specifications on the ceiling system prior to the installation so we can review and verify if meets the requirements of Section 2603.4 of the 2015 IBC. All areas within the existing garage ceiling area where spray foam is applied would need to meet the above requirements.

   Response: Acknowledged - As you noted within your comment, we have allowed an option for the owner to choose a ceiling other than the min. ½" gyp. bd. shown in the detail. We have also noted that if something other than the ½" gyp. bd. (installed by the contractor at the Owners request), it shall comply with the 2015 IBC Section 2603.4 Thermal Barrier leaving it up to the Owner / contractor to verify that whatever optional ceiling is used, it needs to comply with the specified section of the code.

10. New metal chimney caps should meet the design requirements from the original time of construction, shall be open on the top and a minimum of a 3" air space from bottom of the shroud to top of the chase, and meet any specific requirement of the manufactures specifications of the vent/flu pipe within each chimney cap location.

    Response: The following note has been added to Detail 20/A525:

    "GENERAL NOTE: CLEARANCES OF NEW CAP SURROUNDING THE EXISTING VENTS SHALL BE IN CONFORMANCE WITH CURRENT APPLICABLE CODES AND/OR MFR. SPEC. (WHICHEVER IS MORE STRINGENT)."

    The same detail already specifies a 6" air gap to be provided.

11. Gas Piping on Decks: The type of gas piping to be installed was not included in the drawings, this will be a deferred submittal requirement prior to any work being performed. Please re-submit the type of gas piping to be installed along with the manufactures specifications and installation guide. The following sections below should be reviewed, then include information on compliance with the re-submittal.
    2015 IFGC:
    404.5 Fittings in concealed locations. Fittings installed in concealed locations shall be limited to the following types:
    1. Threaded elbows, tees and couplings.

2. *Brazed fittings.*
3. *Welded fittings.*
4. *Fittings listed to ANSI LC-1/CSA 6.26 or ANSI LC-4*

404.7 Protection against physical damage. Where piping will be concealed within light-frame construction assemblies, the piping shall be protected against penetration by fasteners in accordance with Sections 404.7.1 through 404.7.3.
Exception: Black steel piping and galvanized steel piping shall not be required to be protected.

404.8 Piping in solid floors. Piping in solid floors shall be laid in channels in the floor and covered in a manner that will allow access to the piping with a minimum amount of dam-age to the building. Where such piping is subject to exposure to excessive moisture or corrosive substances, the piping shall be protected in an approved manner. As an alternative to installation in channels, the piping shall be installed in a conduit of Schedule 40 steel, wrought iron, PVC or ABS pipe in accordance with Section 404.8.1 or 404.8.2.

404.11 Protection against corrosion. Metallic pipe or tubing exposed to corrosive action, such as soil condition or moisture, shall be protected in an approved manner. Zinc coatings (galvanizing) shall not be deemed adequate protection for gas piping underground. Where dissimilar metals are joined underground, an insulating coupling or fitting shall be used. Piping shall not be laid in contact with cinders.

404.11.2 Protective coatings and wrapping. Pipe protective coatings and wrappings shall be approved for the application and shall be factory applied.
Exception: Where installed in accordance with the manufacturer's instructions, field application of coatings and wrappings shall be permitted for pipe nipples, fittings and locations where the factory coating or wrapping has been damaged or necessarily removed at joints.

404.16 Location of outlets. The unthreaded portion of piping outlets shall extend not less than l inch (25 mm) through finished ceilings and walls and where extending through floors or outdoor patios and slabs, shall be not less than 2 inches (51 mm) above them. The outlet fitting or piping shall be securely supported. Outlets shall not be placed behind doors. Outlets shall be located in the room or space where the appliance is installed.
Exception: Listed and labeled flush-mounted-type quick-disconnect devices and listed and labeled gas convenience outlets shall be installed in accordance with the manufacturer's instructions.

Response: It is currently proposed that the existing gas pipe would be re-used in the routing of the gas lines within the deck system. The only new pieces to be used would be those replacing damaged pieces or if any of the re-routed areas requires longer or shorter pieces that cannot be fabricated using the existing lines.

The contractor will verify that the re-application of existing material as well as the use of new material along with its installation will be in compliance with any and all applicable codes.

✓**Items noted below do not require a response or comment back during the Plan Review in order for us to approve this permit. The Items below are required and will be checked by field inspectors or will need to be submitted to the Building Department. Please take time to review these items in advance of starting any work to ensure your project is ready for inspection.**

1. All interior alterations of existing walls and new walls being framed, alterations to existing stairs, and the new ski entry area are viewed as an Alteration Level 2 within the 2015 IEBC.

   Response: Acknowledged

2. The exterior siding, stucco, veneer, metal chimney caps, window replacements, and door replacements on this permit are being reviewed under the 2015 International Existing Building Code, the work described and shown on the plan sets is viewed as an Alteration Level 1 within Chapter 7 of the IEBC.

   Response: Acknowledged

3. Section 702.4 of the 2015 IEBC should be reviewed for all existing windows being replaced for window opening control devices, to ensure no windows being replaced would need to meet these requirements, this will be a field inspected and verified item.
   702.4 Window opening control devices. In Group R-2 or R-3 buildings containing dwelling units and one- and two-family dwellings and townhouses regulated by the International Residential Code, window opening control devices complying with ASTM F 2090 shall be installed where an existing window is replaced and where all of the following apply to the replacement window:
   1. The window is operable;
   2. The window replacement includes replacement of the sash and the frame;
   3. One of the following applies:
   3.1. In Group R-2 or R-3 buildings containing dwelling units, the top of the sill of the window opening is at a height less than 36 inches (915mm) above the finished floor;
   702.5 Emergency escape and rescue openings. Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies and one- and two-family dwellings and townhouses regulated by the Inter-national Residential Code, replacement windows shall be exempt from the requirements of Sections 1030.2, 1030.3 and 1030.5 of the International Building Code and Sections R310.21 and R310.2.3 of the International Residential Code accordingly, provided the replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
   Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows required to pro-vide emergency escape and rescue openings.

   Response: Acknowledged

4. All new materials being installed will follow Section 702.6, 703, and 704 of the 2015 IEBC below. The new siding material and trim material will increase the level of the fire protection on the building and is listed as non-combustible, and no materials showing will be decreasing the current level of fire protection.

   All existing exterior walls are to remain as is and shown in the wall details, contractor/owner is responsible to inform RCRBD if any alterations are done or materials are removed or replaced in respect to the existing batt insulation, 5/8" Type X Gypsum, or ½" Plywood sheeting during the project, call for field inspections if materials need to be removed or replaced.

Contractor/Owner responsible to call for all field inspections, for the installation for all new Zip Sheeting, Underlayment, flashings, sealants, etc prior to installing any new siding or trim materials so RCRBD can verify work is being done in accordance with the approved plans per individual details showing on sheet A521.

702.6 Materials and methods. All new work shall comply with the materials and methods requirements in the International Building Code, International Energy Conservation Code, International Mechanical Code, and International Plumbing Code, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

SECTION 703 FIRE PROTECTION
703.1 General. Alterations shall be done in a manner that maintains the level of fire protection provided.

SECTION 704 MEANS OF EGRESS
704.1 General. Alterations shall be done in a manner that maintains the level of protection provided for the means of egress.

Response: Acknowledged

5. Section 708 Energy Conservation of the 2015 IEBC would lead you into the 2015 IECC Section C503 Alterations. All new window replacements must meet the U-Factor for new construction as required by the 2015 IECC and stated on sheet A002 under General Notes (Remodel/Repair) item 13.

   The 2015 IECC Section C503 does not require you to make any new improvements to the exterior insulation or cavity insulation, as it states no less conforming to the provisions of the code than the existing building or structure was prior to the alteration.

   SECTION C503
   ALTERATIONS
   C503.1 General. Alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less conforming to the provisions of this code than the existing building or structure was prior to the alteration. Alterations to an existing building, building sys-tem or portion thereof shall conform to the provisions of this code as those provisions relate to new construction without requiring the unaltered portions of the existing building or building system to comply with this code. Alterations shall not create an unsafe or hazardous condition or overload existing building systems.
   Alterations complying with ANSI/ASHRAE/IESNA 90.1. need not comply with Sections C402, C403, C404 and C405.
   Exception: The following alterations need not comply with the requirements for new construction, provided the energy use of the building is not increased:
   1. Storm windows installed over existing fenestration.
   2. Surface-applied window film installed on existing single-pane fenestration assemblies reducing solar heat gain, provided the code does not require the glazing or fenestration to be replaced.
   3. Existing ceiling, wall or floor cavities exposed during construction, provided that these cavities are filled with insulation.
   4. Construction where the existing roof, wall or floor cavity is not exposed.
   5. Roof recover.

6. Air barriers shall not be required for roof recover and roof replacement where the alterations or renovations to the building do not include alterations, renovations or repairs to the remainder of the building envelope.

7. Alterations that replace less than 50 percent of the luminaires in a space, provided that such alterations do not increase the installed interior lighting power.

Response: Acknowledged

6. Separate Electrical Plumbing Permits must be applied for and obtained prior to any work being done within these trades. Note Electrical and Plumbing trades are protected by the State, Licensed Contractors must apply and perform this work on all Commercial Properties, and additionally their employees working on these projects must be registered or licensed with the State of Colorado and work directly under Licensed Individual managing the project.
    - On Residential Properties owners are allowed to apply for the permit and perform their own Electrical and Plumbing work if this is their primary residence and they sign and complete our Home Owner Agreement form.

    Response: Acknowledged

7. Separate Mechanical Permits must be applied for and obtained prior to any work being done within this trade. Mechanical Contractors must be registered and approved by the Routt County Regional Building Department.

    Response: Acknowledged

8. IBC Section 2406 Safety Glazing is applicable on all new windows and doors and will be field inspected.

    Response: Acknowledged

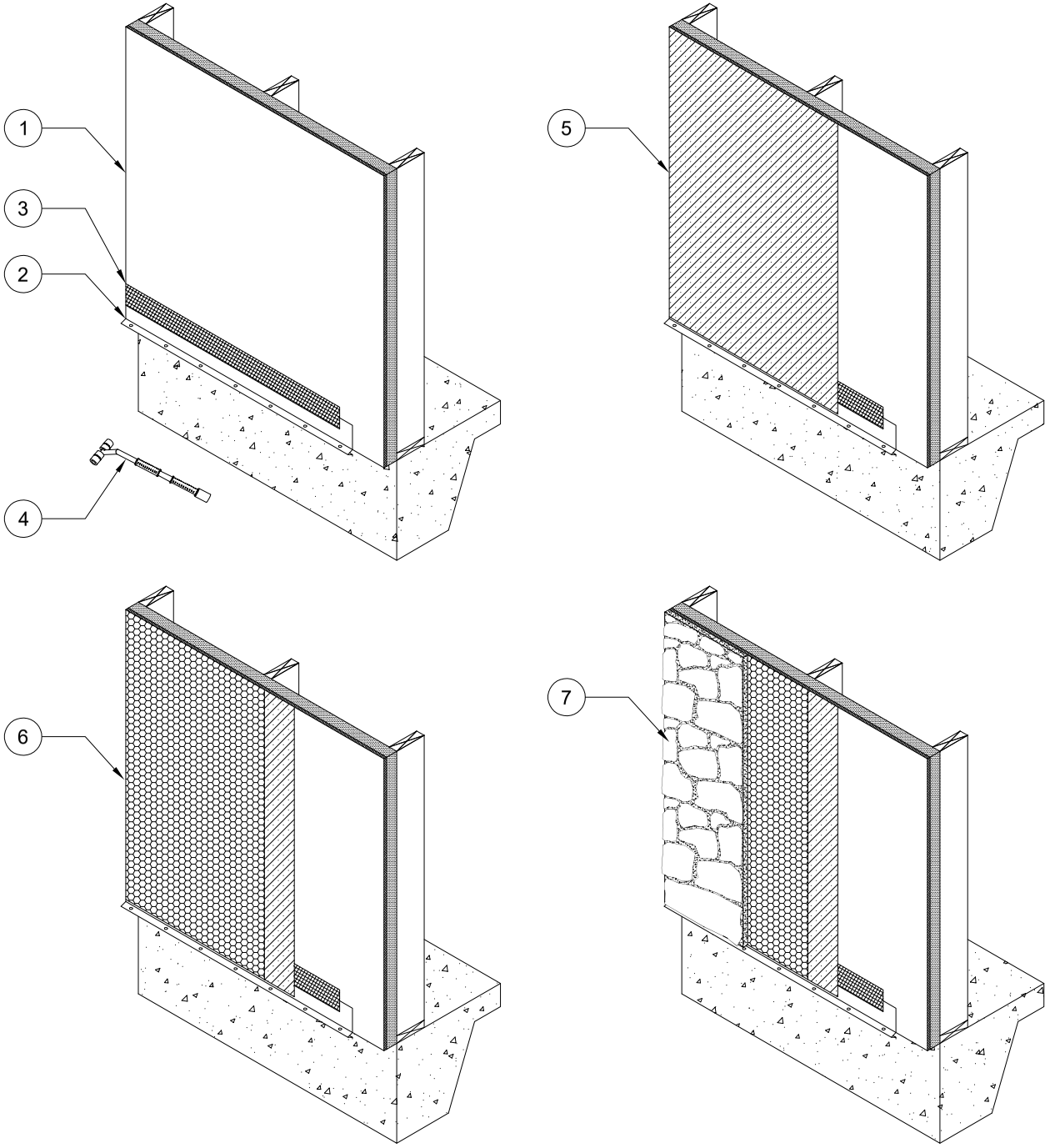
9. All Boilers that exceed 200,000 BTU's within Commercial Buildings must also be permitted, inspected, and approved by the State of Colorado, this is the Permit Applicants responsibility to contact CDLE the Division of Oil and Public Safety at (303-318-8484) or visit their website to obtain the permit application form.
    https://www.colorado.gov/pacific/ops/BoilerForms

    Response: Acknowledged. The contractor will contact the appropriate parties and proceed with the permit process.

Please contact ESA if additional clarification is needed to any of the above comment responses.

Thank you,

Eric Smith Associates, P.C.



NTS

1. ZIP SYSTEM® R-SHEATHING*.
2. CODE APPROVED WEEP SCREED.
3. TAPE THE TOP EDGE OF FLASHING WITH ZIP SYSTEM™ TAPE OR ADHESIVE BACKED FLASHING MEETING AAMA 711 OR AC148.
4. ZIP SYSTEM™ ROLLER. ROLL ALL TAPE.
5. ONE LAYER OR WATER-RESISTIVE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO GRADE D BUILDING PAPER.
6. METAL LATH.
7. NATURAL OR MANUFACTURED ADHERED STONE VENEER. INSTALL IN ACCORDANCE TO STONE MANUFACTURER'S RECOMMENDATIONS**.

* ZIP SYSTEM SHEATHING IS APPROVED TO REPLACE THE FIRST LAYER OF A TWO LAYER WATER RESISTIVE BARRIER SYSTEM.

** WEIGHT OF ADHERED STONE SHALL NOT EXCEED 15 PSF.

09-14-2018

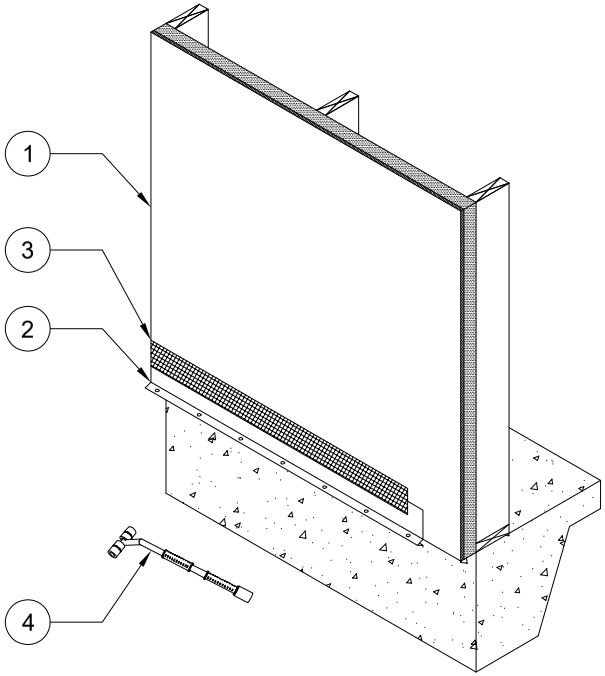
ZIP SYSTEM® SHEATHING AND ADHERED STONE AT SLAB ON GRADE - OPT A

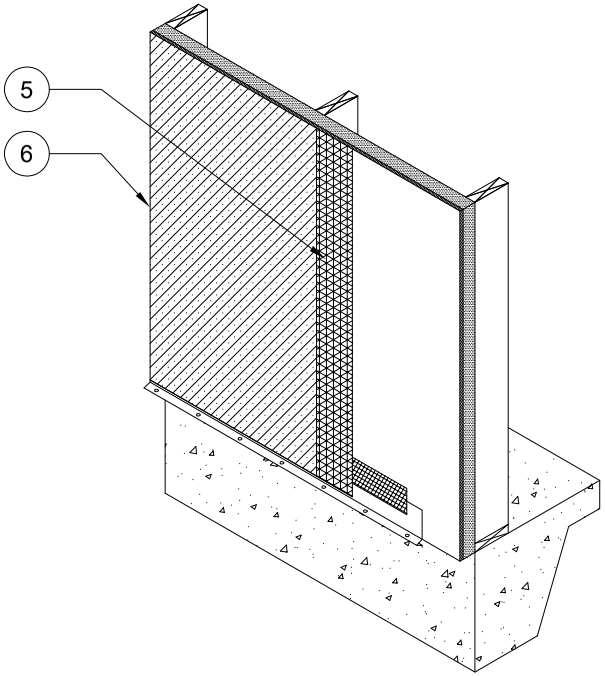
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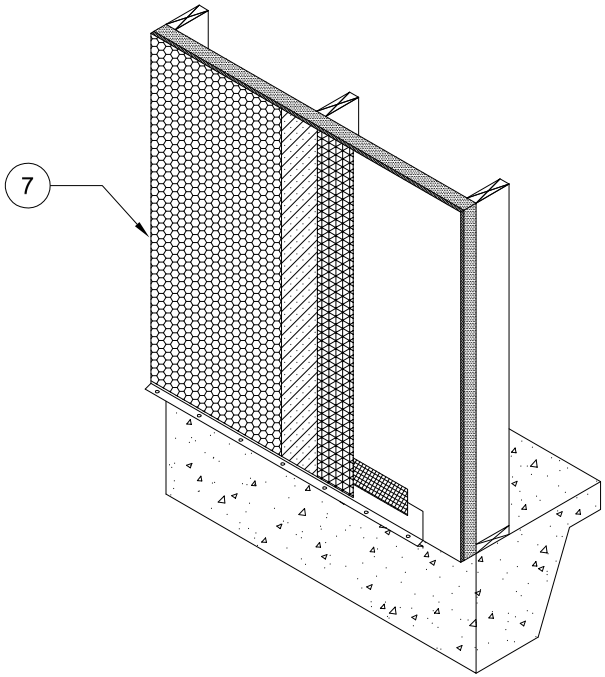
Questions? Call us at 800.933.9220 ext. 2716
or visit our website at zipsystem.com

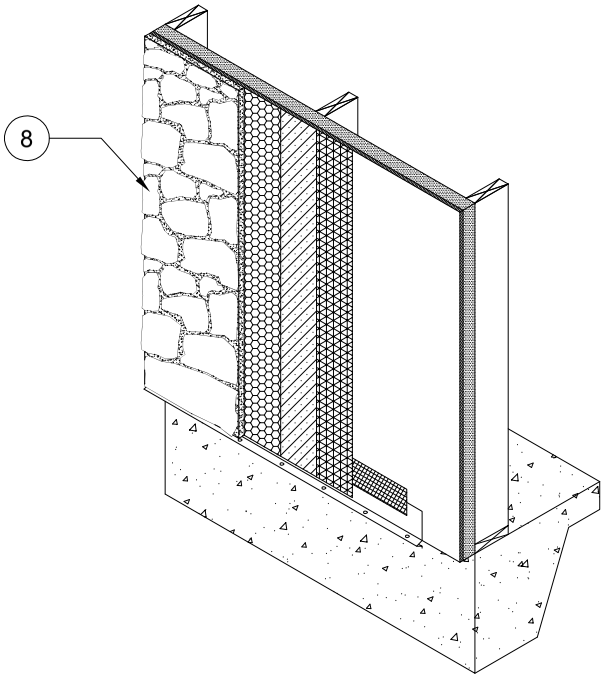
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1. ZIP SYSTEM® R-SHEATHING*.
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3. TAPE THE TOP EDGE OF FLASHING WITH ZIP SYSTEM™ TAPE OR ADHESIVE BACKED FLASHING MEETING AAMA 711 OR AC148.
4. ZIP SYSTEM™ ROLLER. ROLL ALL TAPE.
5. OPTIONAL DRAINAGE MEDIUM (MINIMUM 1/8-INCH THICK).
6. ONE LAYER OR WATER-RESISTIVE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO GRADE D BUILDING PAPER.
7. METAL LATH.
8. NATURAL OR MANUFACTURED ADHERED STONE VENEER. INSTALL IN ACCORDANCE TO STONE MANUFACTURER'S RECOMMENDATIONS**.

* ZIP SYSTEM SHEATHING IS APPROVED TO REPLACE THE FIRST LAYER OF A TWO LAYER WATER RESISTIVE BARRIER SYSTEM.

** WEIGHT OF ADHERED STONE SHALL NOT EXCEED 15 PSF.

09-14-2018

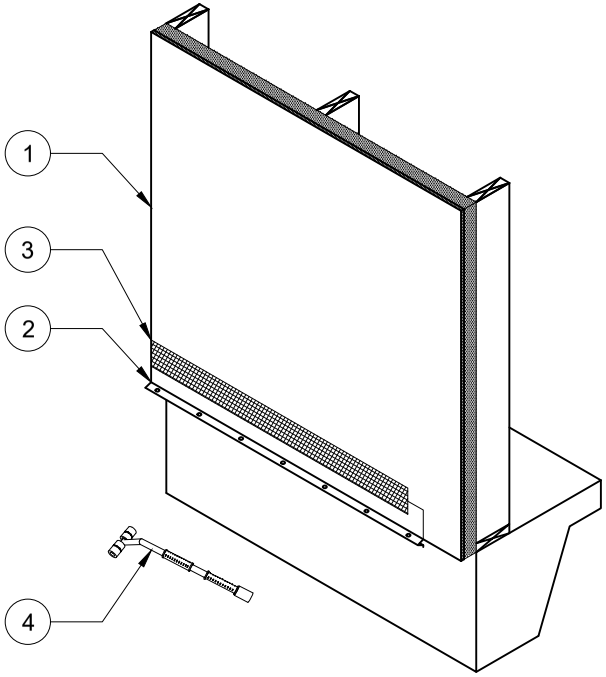
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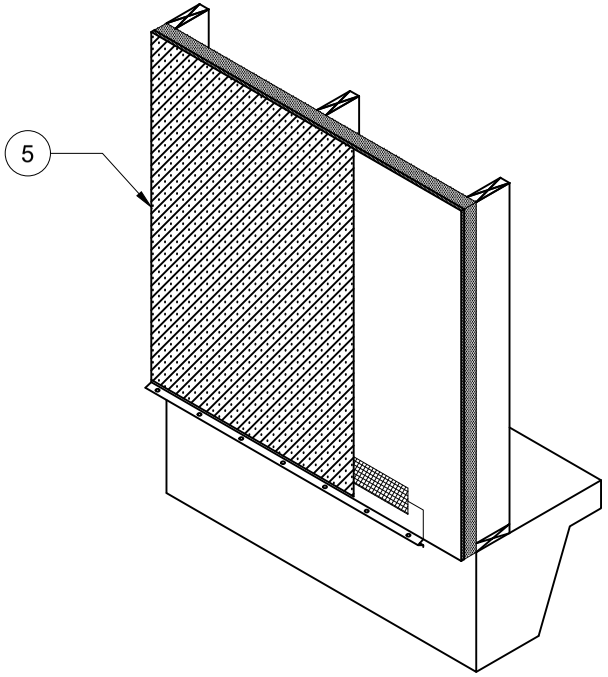
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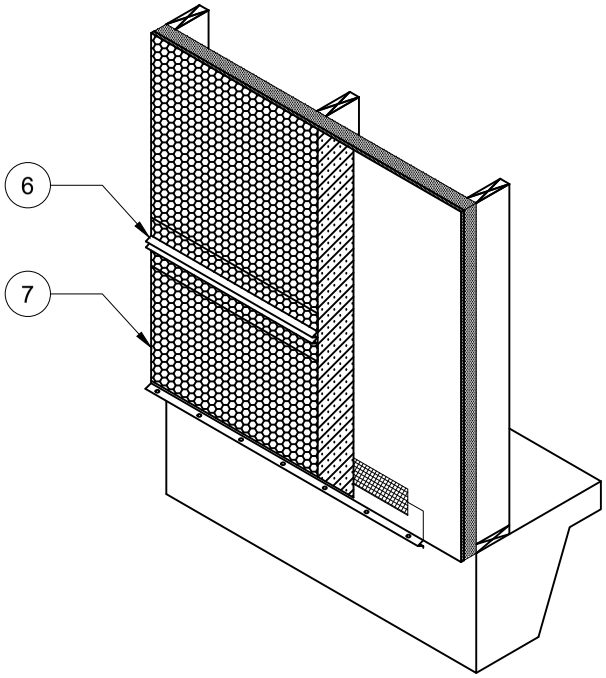
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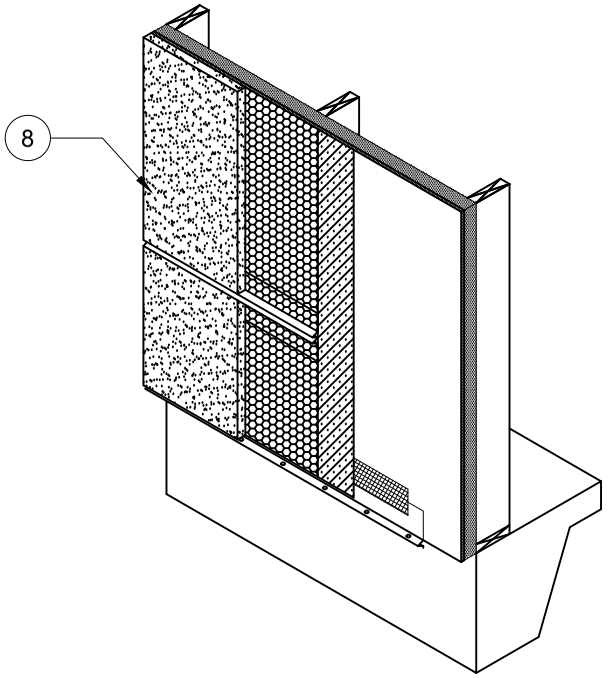
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HUBER ENGINEERED WOODS

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3. TAPE THE TOP EDGE OF FLASHING WITH ZIP SYSTEM™ TAPE OR ADHESIVE BACKED FLASHING MEETING AAMA 711 OR AC148.
4. ZIP SYSTEM™ ROLLER. ROLL ALL TAPE.
5. ONE LAYER OR WATER-RESISTIVE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO GRADE D BUILDING PAPER.
6. VERTICAL AND HORIZONTAL CONTROL JOINTS AS NEEDED. DESIGNER OF RECORD TO SPECIFY TYPE AND LOCATION(S).
7. METAL LATH.
8. TRADITIONAL HARD-COAT STUCCO INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S OR THE PORTLAND CEMENT ASSOCIATION (PCA) RECOMMENDATIONS WITH THE MOST RESTRICTIVE CONTROLLING.

* ZIP SYSTEM SHEATHING IS APPROVED TO REPLACE THE FIRST LAYER OF A TWO LAYER WATER RESISTIVE BARRIER SYSTEM.

09-14-2018

ZIP SYSTEM® R-SHEATHING AND HARD COAT STUCCO AT SLAB ON GRADE - OPT A

RH-1

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